



# 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](http://www.bouldercounty.org)

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, July 12, 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-18-0006: Eldorado Springs Resort**

Request:	Boulder County Historic Landmark Designation of the historic resort complex.
Location:	255 Artesian Drive (Parcels 157925406018, 157925414028, and 157925400019), on the north side of Artesian Drive approximately 3 miles west from the intersection of SH170 and SH93, in Section 25, Township 1S, Range 71W of the 6th Principal Meridian.
Zoning:	Agricultural (A), Business (B), Estate Residential (ER), and Forestry (F)
Owner/ Applicant:	Eldorado Artesian Springs, Inc.
5. Certificate of Appropriateness:
  - a. **Docket CA-18-0013: Hornbaker House – addition and renovations**

Request:	Certificate of Appropriateness for an addition to and renovation of an historic structure
Location:	471 Franklin Street, Niwot, in Section 25, T2N, R70W
Zoning:	Niwot Rural Community District 2 (NRCD2) Zoning
Owner/ Applicant:	471 LLC
6. Other Business



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## BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

### MINUTES

June 7, 2018

6:00 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

**DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT**

On Thursday, June 7, 2018, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:04 p.m. and adjourning at 6:26 p.m.

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

Board Members Excused: Jason Emery, Caitlin McKenna and George Schusler

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

Interested Others: 0

### 1. CITIZEN PARTICIPATION

None.

### 2. MINUTES

Approval of the May 3, 2018 Historic Preservation Advisory Board Minutes:

**MOTION:** Marissa Ferreira MOVED to approve the May 3, 2018 minutes as submitted.

**SECOND:** Charles Gray

**VOTE:** Motion PASSED unanimously

### 3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

### 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

Staff member, Denise Grimm, gave the presentation. 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.)

## OPEN PUBLIC COMMENT

- None

## CLOSE PUBLIC COMMENT

**MOTION:** Marissa Ferreira MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE **Docket HP-18-0005: Warembourg House**.

**SECOND:** Rosslyn Scamehorn

**VOTE:** Motion PASSED unanimously



## 5. OTHER BUSINESS

- a. Denise Grimm reminded HPAB that July's meeting will be on the 12<sup>th</sup> and not the 5<sup>th</sup>.
- b. HPAB chair, Jim Burrus, asked if there were any field trips coming up. Staff will discuss and figure something out.
- c. HPAB member, Marissa Ferreira, mentioned the Daily Camera article about Cardinal Mill and the historic preservation program.

## 6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:26 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, July 12, 2018 – 6:00 p.m.  
Third Floor Hearing Room  
Boulder County Courthouse

## PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

## STAFF RECOMMENDATION RE:

### Docket HP-18-0006: Eldorado Springs Resort

Request: Boulder County Historic Landmark Designation of the historic resort complex  
Location: 255 Artesian Drive (Parcels 157925406018, 157925414028, and 157925400019), on the north side of Artesian Drive approximately 3 miles west from the intersection of SH170 and SH93, in Section 25, Township 1S, Range 71W  
Zoning: Agricultural (A), Business (B), Estate Residential (ER), and Forestry (F) Zoning Districts  
Owner/  
Applicant: Eldorado Artesian Springs, Inc.

## 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 Eldorado Springs Resort has been submitted by the owners, Eldorado Artesian Springs, Inc. The landmark application includes a request to landmark a site area (1.5 acres) encompassing the historic building complex north of the creek. The eight contributing buildings include the ballroom, spring house, office/apartment building, annex building, pool office, picnic area between the pool and creek, pool, and picnic area shelter. Noncontributing features include closed in area of upper deck, portion to the east of the enclosed upper deck area with structural failure occurring, locker rooms, ticket office, two well sheds and a foot bridge and gazebo not within the landmarked area,

In 1904 Frank D. Fowler, a Denver businessman, and associates (Messrs. Garner, Stockton, Sprague and Ghost) purchased around 380 acres of land from George Taylor and established the Moffat Lakes Resort Company.

They built pools, a hotel, and patrons could enjoy burro rides, a stocked trout pool, a sandy beach, picnic pavilions, and "crazy stairs" leading up the mountain side, and hiking trails leading to dramatic viewpoints.

The resort drew celebrities such as Douglas Fairbanks and Mary Pickford, W. C. Fields, and Jimmy Durante. The Glenn Miller Orchestra played at the resort and Dwight and Mamie Eisenhower honeymooned here.

The resort saw numerous disasters over the years. In 1924 the hotel burned and in 1929 a fire destroyed the dance hall, six adjacent concession buildings, the locker rooms, laundry room, and various private cabins. However, within five months, the resort buildings were reconstructed, at which time they took on their present Art Deco appearance.

Fires in the 1930s destroyed two other dance halls and the ice house, which were not rebuilt. In 1938 a massive flood undermined the foundation of the ballroom and southern observation deck causing them to collapse. The flood also washed out roads and bridges, cabins, and the resort locker rooms. The ballroom and associated structures were repaired; however a large collapsed parapet above the main entrance of the ballroom was not reconstructed. WPA workers were reportedly employed to build a large stone retaining wall (still visible today) along the banks of the creek to prevent future damage.

The following year, in 1939, the New Eldorado hotel burned down. A 1958 fire destroyed the resort bath house, pool office, and men's locker room. The current locker rooms were built to replace these shortly after. The north deck, but the roof has been removed.

Jack and Mabel Fowler continued operating the resort donated "R&R" time to soldiers from Fort Logan during WWII. In 1959, the Fowlers, along with their son Bill reformed the resort into the Eldorado Springs Canyon Club, a private club, symbolizing the end of an era in the resort's history.

Beginning in the 1960s, Eldorado began a slow shift from a seasonal resort community to a popular rock climbing destination and year-round residential community. The lodging uses had ceased but the pool remained.

In 1978, the Colorado State Parks purchased approximately 1,400 acres from the Fowlers, creating what is now Eldorado Canyon State Park. The Fowlers retained their water rights and all buildings associated with the resort until 1983, at which time they sold these assets to Doug Larson, Jeremy Martin, and Kevin Sipple who presently own and operate the property as Eldorado Artesian Springs, Inc. The company bottles and distributes Eldorado Natural Spring Water and continues to operate the pool and manage the remaining resort buildings.

In recent months we have approved proposed alterations and renovation of the ballroom, the observation deck and replacement of the locker rooms and removal of features beyond repair.

## **SIGNIFICANCE**

The Eldorado Springs Resort qualifies for landmark designation under Criteria 1, 3, 4 and 7.

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;

“as a symbol of the historic landscape of recreation 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;

“their association with Frank P. Fowler, who was the driving force behind the establishment of Eldorado Springs as an early twentieth century vacation destination, and whose family owned the resort until 1983.”

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;

“because the complex is one of eight recorded buildings in Boulder County constructed in the Art Deco style, and is probably the only Art Deco building in the county that is not in an urban setting.”

Criteria 15-501(A)(7) the proposed landmark is an example of either architectural or structural innovation;

“the ballroom and pool complex represent, by virtue of their style and size in a context that is so at odds with such overt man-made spectacle, a clear example of architectural innovation.”

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board **APPROVE** and recommend that the BOCC approve **Docket HP-18-0006: Eldorado Springs Resort** under Criteria 1, 3, 4 and 7, subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures or construction within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required), except for those projects previously approved by HPAB.
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.)



# Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)

Vicinity

356, 299, 255 ARTESIAN DR

## Legend

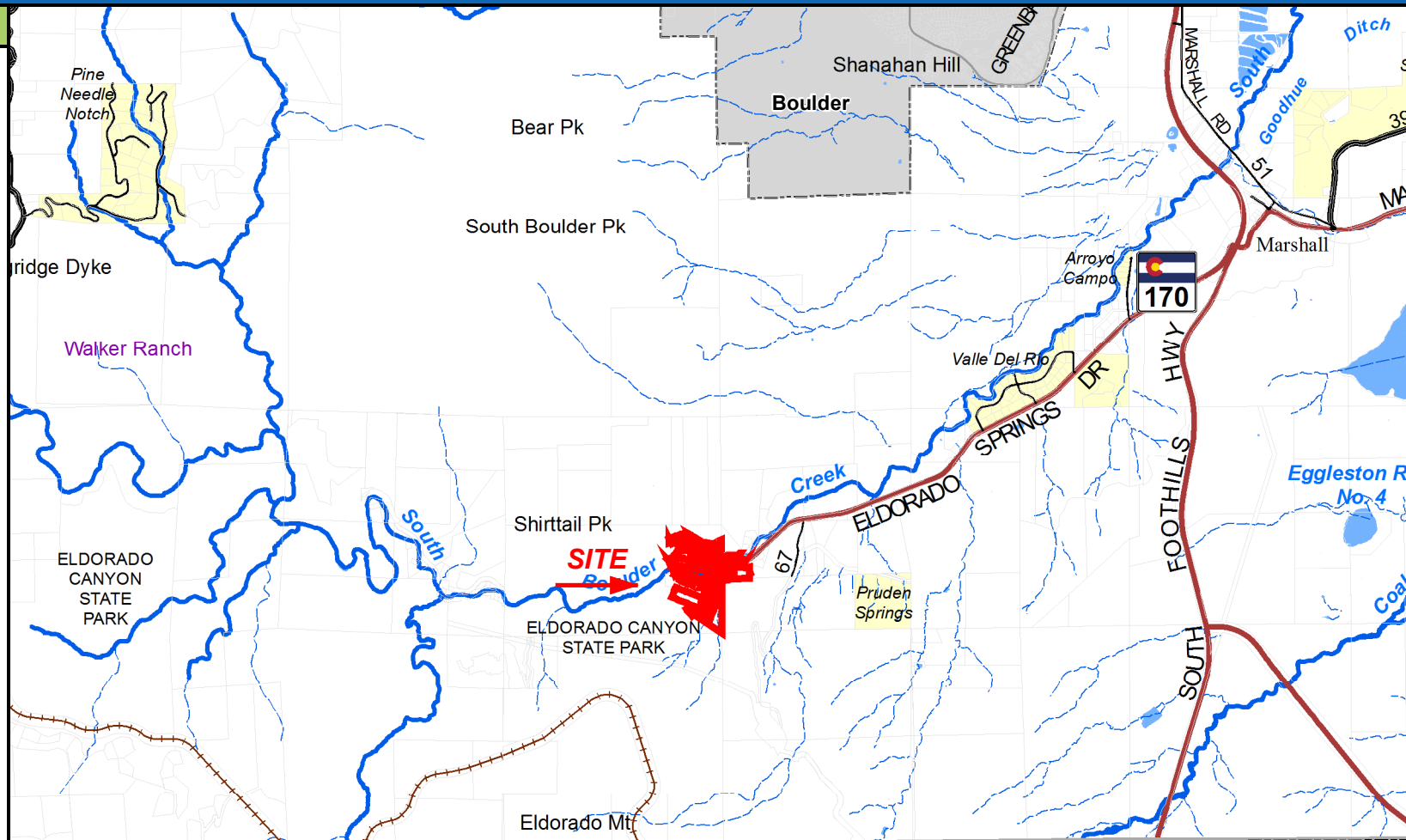
Subject Parcel

County Boundary

Municipalities

### Subdivisions

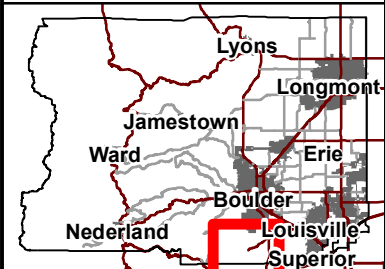
Subdivisions



0 4,000 Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 6/28/2018



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2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)


## Location

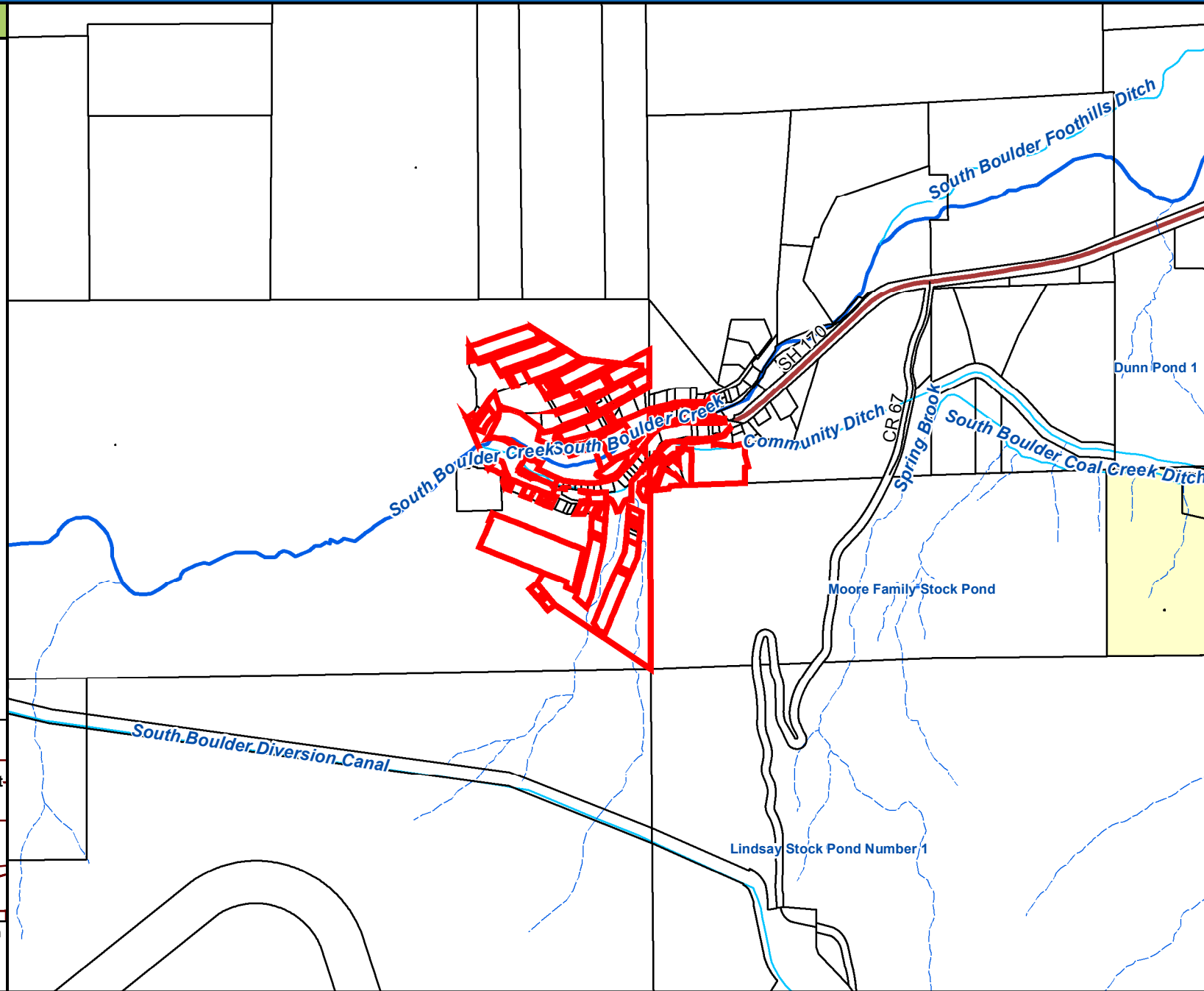
356, 299, 255 ARTESIAN DR

### Legend

 Subject Parcel

### Subdivisions

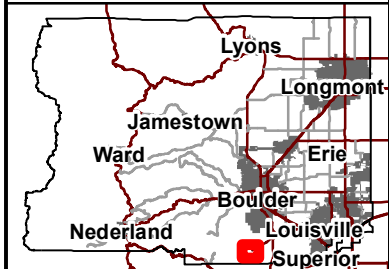
 Subdivisions



0 1,000 Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 6/28/2018



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# Boulder County Land Use Department

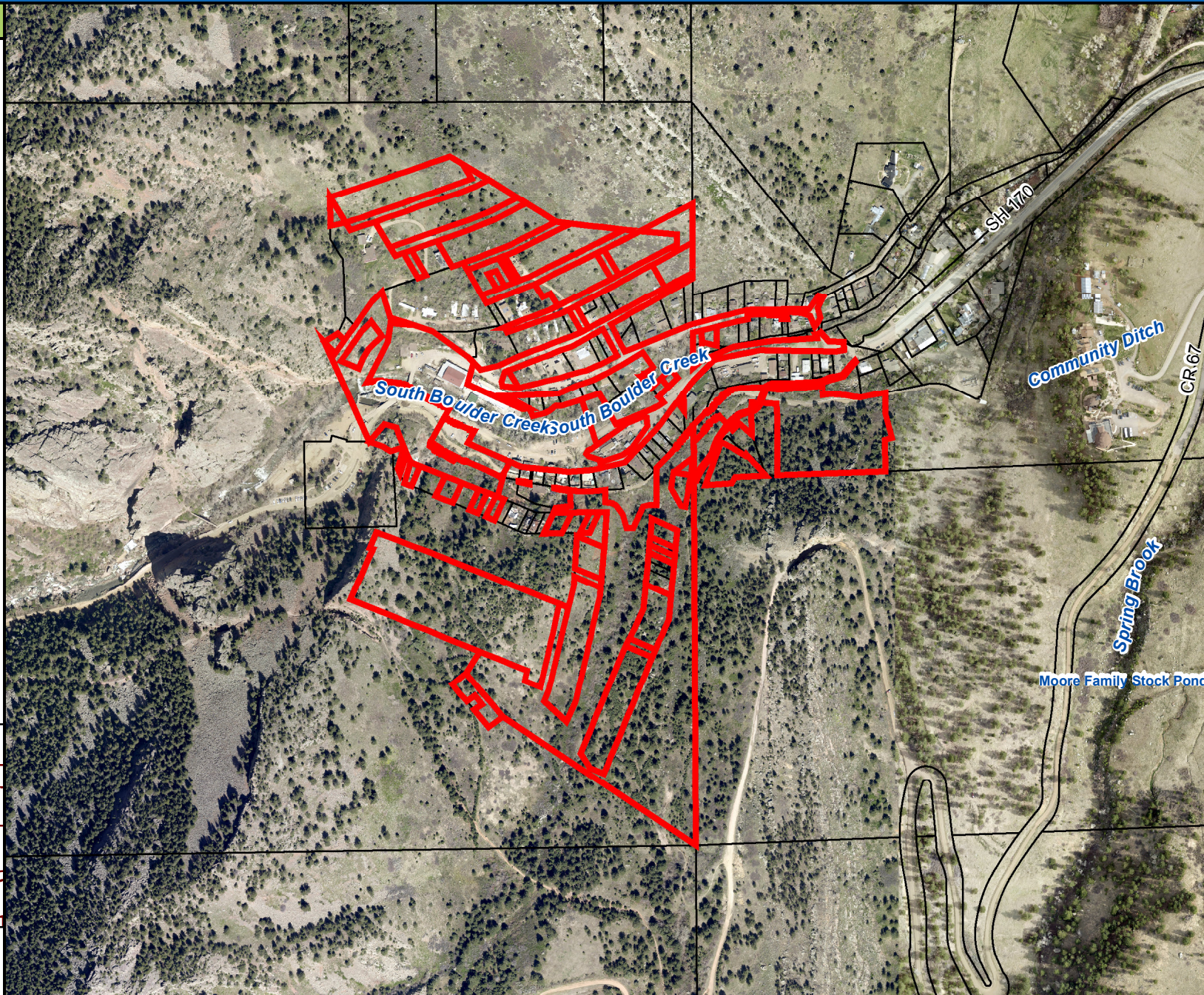
2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)

Aerial

356, 299, 255 ARTESIAN DR

## Legend

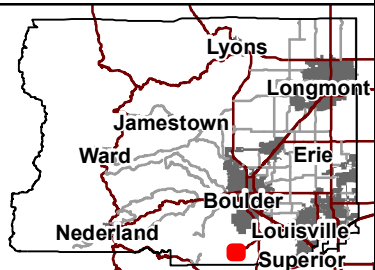
 Subject Parcel



0 500  
Feet

NORTH 1 inch = 500 feet

Area of Detail Date: 6/28/2018



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**Boulder County Land Use Department**

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

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

Intake Stamp

**Historic Landmark Nomination Form****Name of Property**

Historic Name	Eldorado Springs Resort
Other Names	Eldorado Artesian Springs, Inc.
Historical Narrative	Appendix A

**Location of Property**

Address(s)	255 ARTESIAN DR.		
	LOT H ELDORADO SPGS & LOT D MOFFAT LAKES 2ND TRACT N OF LOT D & TRACT BETWEEN BLKS 1 & 2 MOFFAT LAKES		
City	Eldorado Springs	State	CO
		Zip Code	80025

**Classification****Property Ownership:**

☐ Public    ☒ Private    ☐ Other

**Category of Property:**

☒ Structure    ☒ Site    ☐ District

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

8	Contributing Resources	8	Non-contributing Resources
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**Narrative Describing Classification of Resources**

Appendix B, also Appendix F for numerical features listing

**Function or Use**

Historic Functions
Appendix C
Current Functions:
Appendix C



## Resource Description

Narrative Describing Resource	See attached Management Data Form and Historic Architectural Component Forms

See also Appendix D

## Statement of Significance

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

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

### Areas of Significance

Eldorado Springs Resort first opened in 1904, the present pool was completed in 1908, the art deco ballroom was built in 1929 and reconstructed after the flood in 1938.

### Period of Significance

The development of the resort preceding and up to the flood of 1938 was characterized by the expanding popularity of the resort and grandiose art deco construction. Post-flood period and post-war period of the 1940s/50s saw a renewed popularity of the resort. Economic demise of the 60s/70s resulted in the sale of the resort to the present owners in 1983. The new owners committed to the sale of the water as a means of supporting the resort.

### Significant Dates

The resort officially opened for business on July 4th, 1905. Exact date of the ballroom construction is unknown. The current configuration of the ballroom was built following the flood of 1938. The current pool bathhouse is believed to have been built in the 1950s following a fire (exact date also unknown). What is known is that the current plat was filed in Boulder County in 1908 and depicted a large, luxurious resort. The present owners bought the property on October 18th, 1983.

### Significant Persons

Although designation of this historical site is not because of significant persons, there are some noteworthy persons worth mentioning: Frank Fowler (developer of the resort), Ivy Baldwin (acrobatic entertainer), Glenn Miller Band (played in the ballroom), Jack & Mabel Fowler (following the flood of 1938, Jack Fowler acquired all other partner interests making the Fowler family 100% owners).

## Bibliographical References

Colorado Cultural Resource Survey, Colorado Historical Society - Office of Archaeology & Historic Preservation, 1300 Broadway, Denver, CO 80203 1303-866-3395, Resource #5BL9882, December 2005

## Geographical Data

<b>Legal Description of Property</b> LOT H ELDORADO SPGS & LOT D 2ND ADDITION MOFFAT LAKES AND
TRACT N OF LOT D & TRACT BETWEEN BLKS 1 & 2 MOFFAT LAKES
<b>Boundary Description</b> COMPLEX IS NORTH OF THE NORTH BANK OF SOUTH BOULDER CREEK, SOUTH OF ARTESIAN DR, AND EAST OF ARTESIAN DR AND THE SOUTHEAST FACING HILLSIDE ON THE WESTERN PORTION OF THE NORTH BOUNDARY (SEE APPENDIX E)
<b>Boundary Justification</b> THIS AREA COMPRISES THE REMAINING INTACT CORE OF THE ELDORADO SPRINGS RESORT

## Property Owner(s) Information

<b>Name</b> ELDORADO ARTESIAN SPRINGS, INC.		
<b>City</b> LOUISVILLE	<b>Email Address</b> doug@eldoradosprings.com	
<b>State</b> CO	<b>Zip Code</b> 80027	<b>Phone Number</b> 303-604-3012
<b>Signature</b>		

## Preparer of Form Information

<b>Name</b> Doug Larson and Erica Larson		
<b>City</b> Louisville	<b>Email Address</b> doug@eldoradosprings.com; erica@eldoradosprings.com	
<b>State</b> CO	<b>Zip Code</b> 80027	<b>Phone Number</b> 303-604-3012; 303-604-3000x3094
<b>Signature</b>		

## Photos, Maps, and Site Plan

APPENDIX F

## For Office Use Only

<b>Docket Number</b>	<b>Parcel Number</b>
<b>Assessor ID</b>	<b>Application Date</b>

## APPENDIX A: HISTORICAL NARRATIVE

"The Eldorado Springs Resort – Swimming Pool and Ballroom Complex – is quite possibly one of the few intact recreational centers from the early 1900's remaining in Boulder County" (Colorado Cultural Resource Survey).

The Complex is characterized by the Art Deco styling of the Ballroom and a couple of the other buildings on site. Further distinctive styling is present in the form of the grandiose size of the features, especially when compared to the surrounding residential structures in Eldorado Springs.

Once billed as "Coney Island of the West," the Resort has hosted generations of patrons who came to "take the waters" and absorb the other recreational and social amenities of the Resort.

The Resort was developed by Frank Fowler. His family connection to noted author and screen-writer Gene Fowler led to many celebrities visiting the Resort.

The Colorado Cultural Resource Survey states, "For the last 100 years, this community has catered to national and local recreation trends, and its continued presence stands as a testament to the changing nature of recreation in Colorado."

In addition to catering to the ever-changing and wide variety of recreational trends, the water source is of such quality as to establish itself as one of the best tasting spring waters in North America. This taste appeal has created a market for the water as a bottled water product. The water has been offered for sale dating back to the early 1900's. The water is still available on-site at the self-service source or throughout the region via extensive distribution channels.

Water bottling has a documented history dating to the 1940's. The current operators of the Resort also transport the spring water to an off-site bottling facility.

Therefore, due to the connections to Boulder County history, the Art Deco and Grandiose architectural features, the association with many celebrities, the lengthy history of recreational and social relevance and the preeminent status of the spring water sources, we respectfully ask for historical recognition of the Eldorado Springs Swimming Pool and Ballroom Complex.

## APPENDIX B: Classification of Resources

### Contributing: 8

- #1 Ballroom - significant
- #2 Spring house
- #3 Attached 2-story office/apartment/garage/water-vending. Significant but roofs/windows need replaced.
- #4 Annex Building: originally bathrooms and showers for the New Eldorado Hotel, has been a climbing school, office, employee lounge, storage. Needs maintained.
- #5 Current Pool Manager office. Previously a dormitory, gallery. Significant, has art deco-styling.
- #9 Historic Picnic Lounging area between pool and creek
- #14 Pool -needs updated to meet code requirements.
- #15 Shelter structure in picnic area

### Non-contributing: 8

- #6 Closed in portion of the upper deck. Not in line with other structures.
- #7 Hanging chad
- #8 Current locker rooms - lack of style significance (will be replaced as part of this project)
- #10 Ticketing office/first aid station. Built post-flood (1938) and does not have architectural congruence. Will eventually need roof/windows replaced.
- #11 well shed – intent to remove
- #12 well shed - intent to remove
- #13 foot bridge, necessary but not contributing and needs replaced
- #16 Gazebo, no longer stands and is on state property

## **APPENDIX C – HISTORIC AND CURRENT FUNCTIONS**

### **Historic Functions:**

#### **DOMESTIC**

Single dwelling  
Multiple Dwelling  
Secondary Structure  
Hotel Institutional  
Housing Camp  
Village Site

#### **COMMERCE & TRADE**

Business  
Professional  
Specialty Store  
Department Store  
Restaurant  
Warehouse

#### **SOCIAL**

Meeting Hall  
Clubhouse  
Civic

#### **GOVERNMENT**

Public Works – water utility

**EDUCATION** School- climbing  
school/dormitories, employee orientation  
and training

#### **RELIGION**

Religious Facility  
Ceremonial Site

#### **RECREATION & CULTURE**

Theater  
Auditorium  
Museum  
Music Facility  
Sports Facility  
Outdoor Recreation

#### **AGRICULTURE/ SUBSISTENCE**

Processing  
Storage  
Agricultural Field  
Horticultural Facility  
Agricultural Outbuilding  
Irrigation Facility

#### **INDUSTRY/ PROCESSING/ EXTRACTION**

Manufacturing Facility-Extractive  
Waterworks  
Energy Facility  
Industrial Storage

#### **HEALTH CARE**

Clinic  
Resort

#### **LANDSCAPE**

Parking Lot  
Plaza  
Garden  
Underwater  
Natural Feature  
Street furniture/Object

**TRANSPORTATION – Pedestrian**  
Related (bridge)

## **APPENDIX C – HISTORIC AND CURRENT FUNCTIONS**

### **Current Functions:**

#### **DOMESTIC**

Secondary Structure

#### **COMMERCE & TRADE**

Business

Professional

Specialty Store

Department Store

Restaurant

Warehouse

#### **SOCIAL**

Meeting Hall

Clubhouse

Civic

#### **GOVERNMENT**

Public Works – water utility

**EDUCATION** School- climbing  
school/dormitories, employee orientation  
and training

#### **RELIGION**

Religious Facility

Ceremonial Site

#### **RECREATION & CULTURE**

Theater

Auditorium

Museum

Music Facility

Sports Facility

Outdoor Recreation

#### **AGRICULTURE/ SUBSISTENCE**

Processing

Storage

Horticultural Facility

Agricultural Outbuilding

Irrigation Facility

#### **INDUSTRY/ PROCESSING/ EXTRACTION**

Manufacturing Facility-Extractive

Waterworks

Industrial Storage

#### **HEALTH CARE**

Clinic

Resort

#### **LANDSCAPE**

Parking Lot

Plaza

Garden

Underwater

Natural Feature

Street furniture/Object

**TRANSPORTATION** – Pedestrian Related  
(bridge)

#### **APPENDIX D: Statement of Significance**

According to the Colorado Cultural Resource Survey from 2005;

The pool and ballroom complex at Eldorado Springs is recommended as eligible for NRHP nomination under Criteria A in the area of entertainment and recreation for associations with the history and development of hot springs resorts Colorado (period of significance is 1904, the year of establishment, to 1959, the year in which the resort was reorganized), and under Criteria C for architectural embodiment of the Art Deco style (period of significance is 1930, the year that the present buildings were constructed after a major fire at the resort).

CRITERION A: The swimming pool, ballroom building, and associated buildings and structures at Eldorado Springs are arguably the only truly intact symbol of Eldorado Springs as a distinctive entity in the history of Boulder County and, indeed, the Front Range. Few other places remain in Boulder County that so identifiably grew out of the early days of recreation tourism in Colorado, and fewer still embody the rugged glamour for which Eldorado Springs was renowned. The pool/ballroom complex symbolizes Colorado's first major tourism boom, which drew thousands of people to the therapeutic hot springs waters of the Rocky Mountains. In response to the tremendous success of other hot springs resorts throughout Colorado, such as Glenwood and Manitou Springs, the Moffat Lakes Resort Company purchased the springs and associated land in 1904 and established Eldorado Springs as one of the most fashionable destinations in Colorado. The resort drew wealthy patrons from Denver, Boulder, and, to a lesser extent, the greater Front Range. Among the more famous individuals associated with the resort were Dwight and Mamie Eisenhower, who spent their honeymoon in one of the small resort cottages (SBL9883), Glenn Miller, who performed with his orchestra in the ballroom, and Ivy Baldwin, the well-known performer, who entertained thousands with his famed high-wire act above the canyon floor. At the height of its popularity, Eldorado Springs was one of the better-known hot springs resorts in Colorado. Since then, a series of disasters and changes in use have resulted in the near disuse of the complex: while the pool remains open seasonally, the ballroom and many associated buildings have fallen into disuse and, in some cases, disrepair. Despite these changes, the pool/ballroom complex remains the architectural, developmental, and historic heart of Eldorado Springs, and continues to communicate its role in the development of hot springs and leisure recreation throughout the state.

CRITERION C: The ballroom was constructed in minimalist Art Deco style, and exhibits such defining characteristics as a streamlined design, stucco wall surfaces, a flat roof with parapet, decorative vertical projections above the roof line at regular intervals, tall, stepped parapets above entrances, and grouped casement windows. This is the only recorded Art Deco hot springs resort building in Colorado, and it could possibly be among the only Art Deco hot springs buildings in the country, although further research would certainly be required to assert such a determination. The pool/ballroom complex is further recommended as eligible for Boulder County Landmark designation under Criteria 1, 3, 4, and 7, for the following reasons: as a symbol of the historic landscape of recreation in Boulder County, they are "part of the development, heritage, or cultural characteristics of the county" (Criterion 1); their association with Frank P. Fowler, who was the driving force behind the establishment of Eldorado Springs as an early twentieth century vacation destination, and whose family owned the resort until 1983, which associates the buildings "with a person or persons significantly contributing to the local, county, state, or national history" (Criterion 3); because the complex is one of eight recorded buildings in Boulder County constructed in the Art Deco style, and is probably the only Art Deco building in the county that is not in an urban setting; (Criterion 4); and because the ballroom and pool complex represent, by virtue of their style and size in a context that is so at odds with such overt man-made spectacle, a clear example of architectural innovation (Criterion 7).

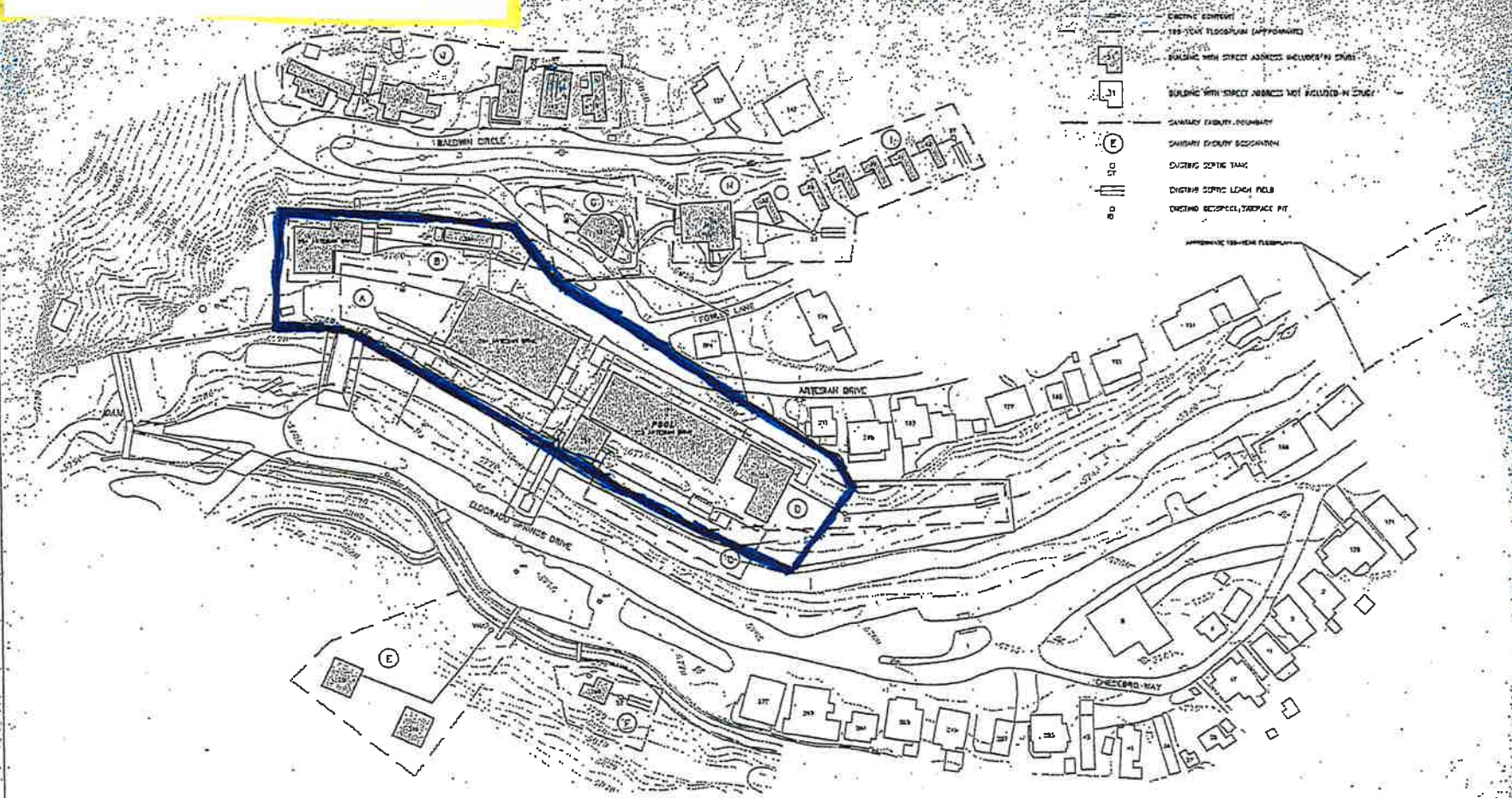
In the opinion of applicant, this excerpt is a sufficient description of the resources to be protected.



# APPENDIX E: LOCATION BOUNDARY MAP

## LEGEND

- EXISTING CONTOUR
- 100-YEAR FLOODPLAIN (APPROXIMATE)
- BUILDING WITH STREET ADDRESS INCLUDED IN CHART
- BUILDING WITH STREET ADDRESS NOT INCLUDED IN CHART
- SANITARY EXHURIT-BOUNDARY
- SANITARY EXHURIT-BOUNDARY
- EXISTING SEPTIC TANK
- EXISTING SEPTIC LEACH FIELD
- EXISTING SEPTIC/TURFACE PIT

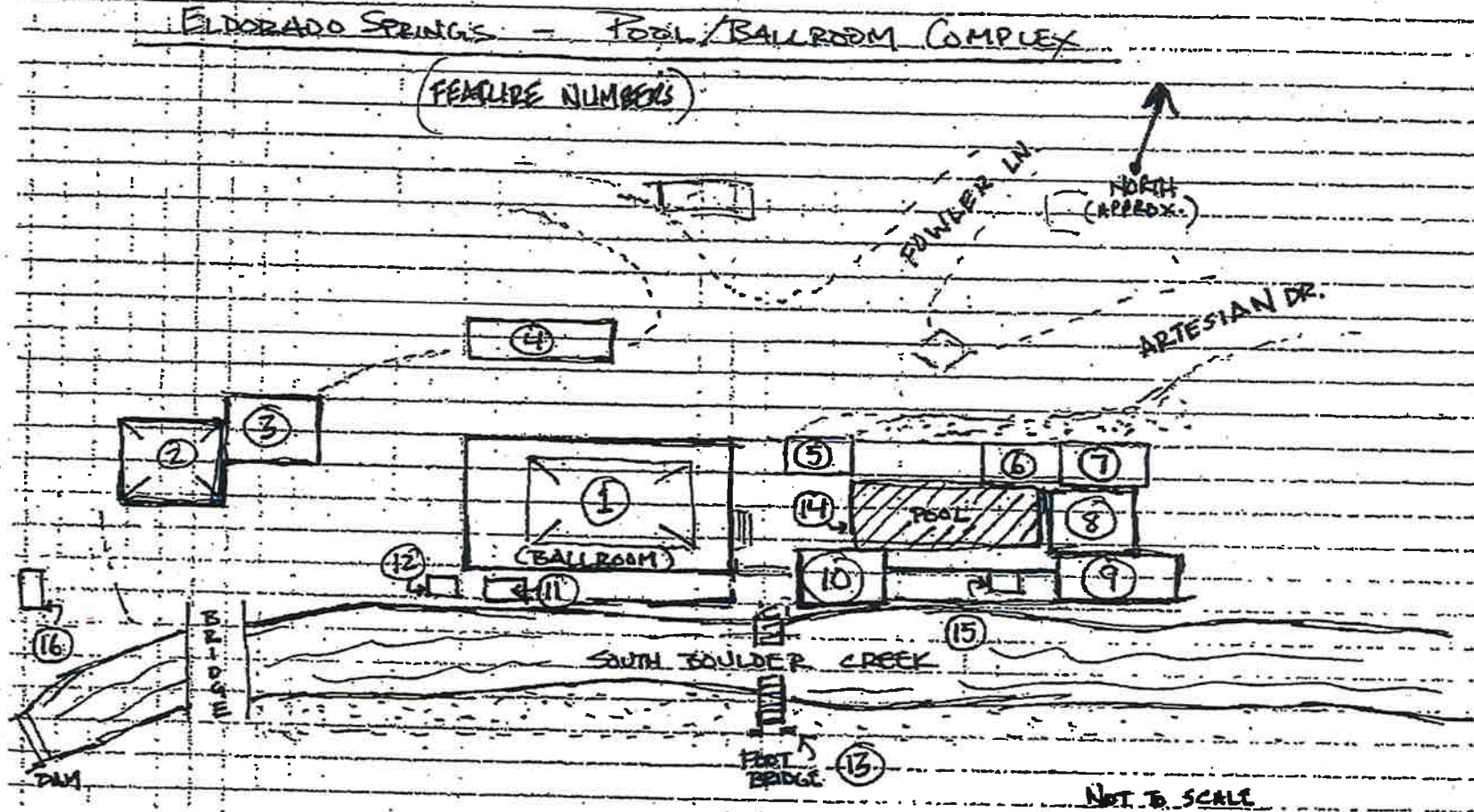


ELDORADO ARTESIAN SPRINGS  
ELDORADO SPRINGS, COLORADO

		SCOTT COX & ASSOCIATES, INC.	
ENGINEERING AND ARCHITECTURE		2000 10th Street, Suite 100, Boulder, Colorado 80502	
Project No. 1000000000		Date 1/23/09	
Sheet No. 1000000000		Scale 1" = 100'	
Client 1000000000		Project 1000000000	
Drawn by 1000000000		Checked by 1000000000	
Designed by 1000000000		Reviewed by 1000000000	



# NUMERICAL FEATURES MAP

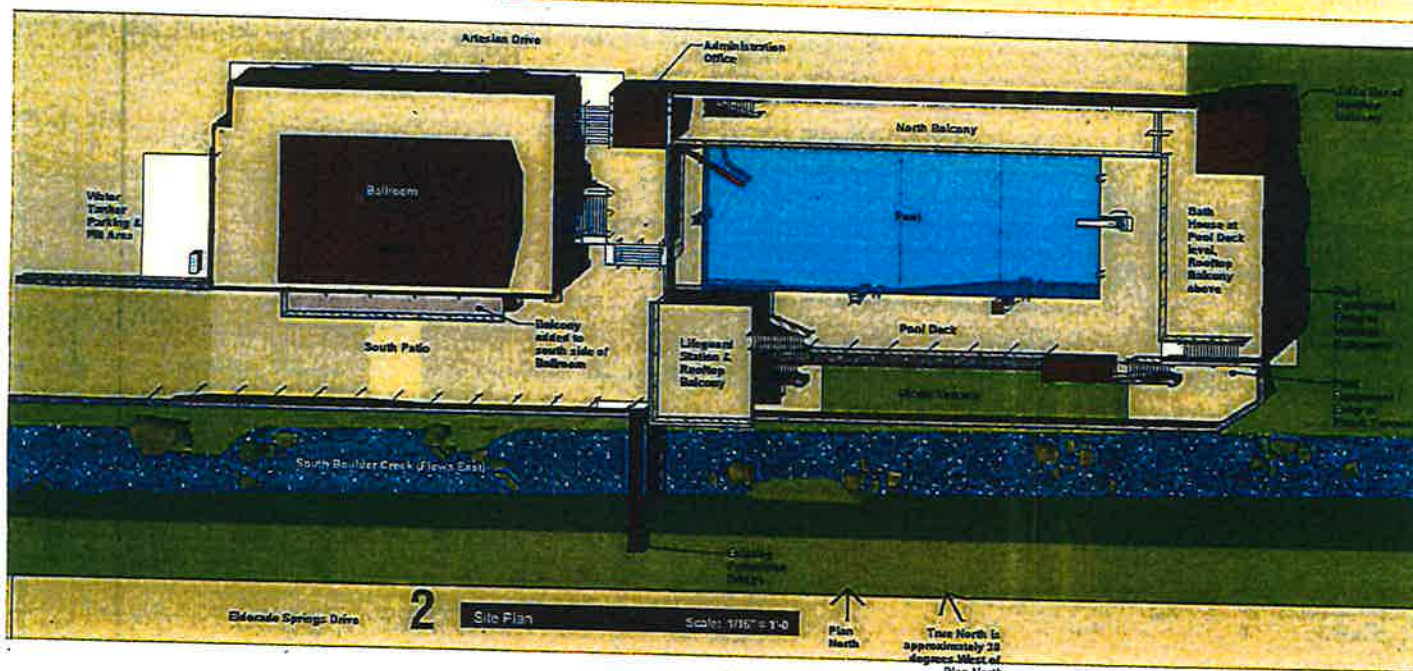
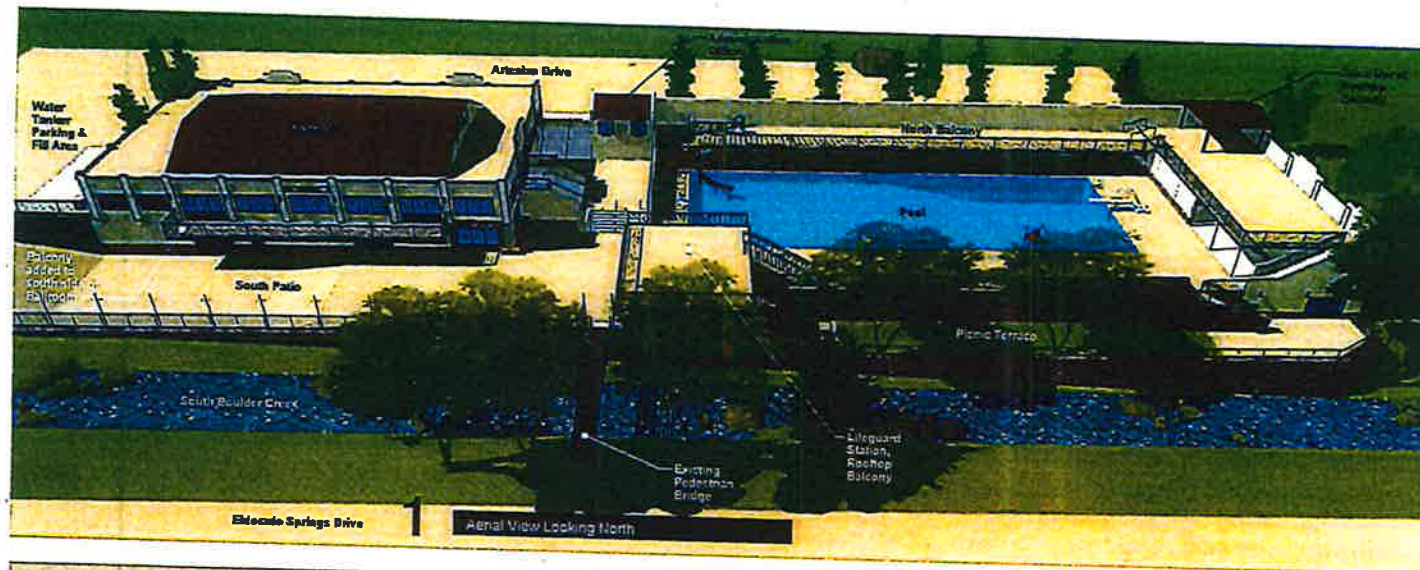


Site Location: 5BL9882  
255 Artesian Drive  
Eldorado Springs, Colorado  
Features 1 - 16

**SWCA**  
ENVIRONMENTAL CONSULTANTS



PROPOSED SITE PLAN 2018



PROJECT INFORMATION

Project Name & Location  
Eldorado Springs Resort  
Limited Impact Special Use Review  
235 Eldorado Springs Dr  
Eldorado Springs, CO 80025

Client Contact  
Doug Larson  
303-694-3012  
doug@eldoradosprings.com

PROJECT TEAM

ARCHITECT  
Glaze Architecture, LLC  
1595 Tanaka Dr  
Erie, CO 80516  
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glaze@glazearchitecture.com

STRUCTURAL ENGINEER  
DLK Engineering  
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Lafayette, CO 80026  
730-785-4633  
delch@dlkeng.com

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SHEET INFORMATION

May 22, 2018

Sheet Description  
Cover Sheet  
Site Plan

Project No: 1765

Sheet  
Number

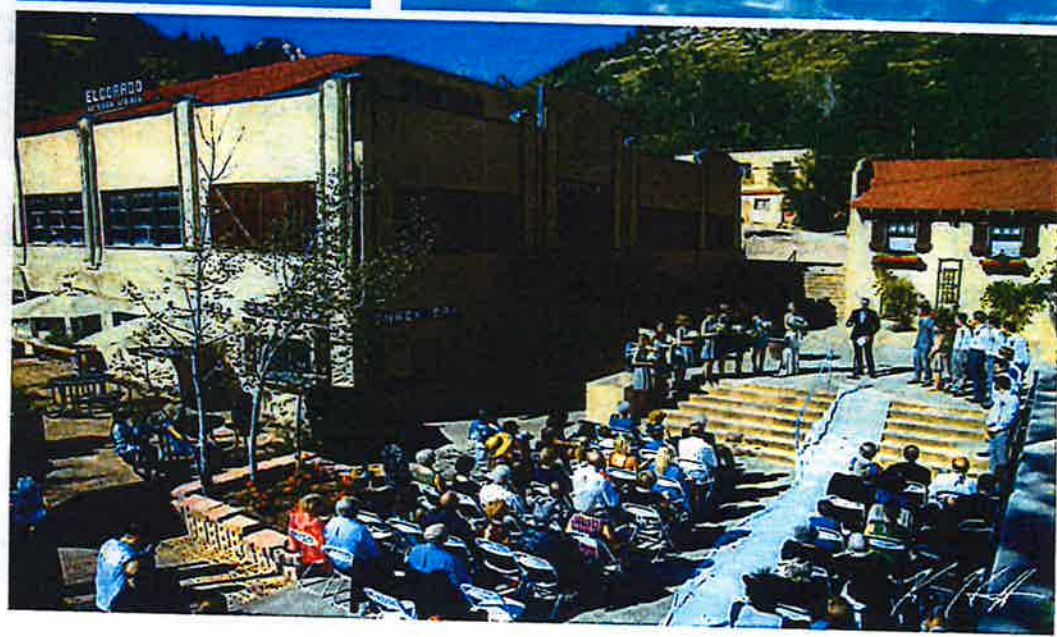
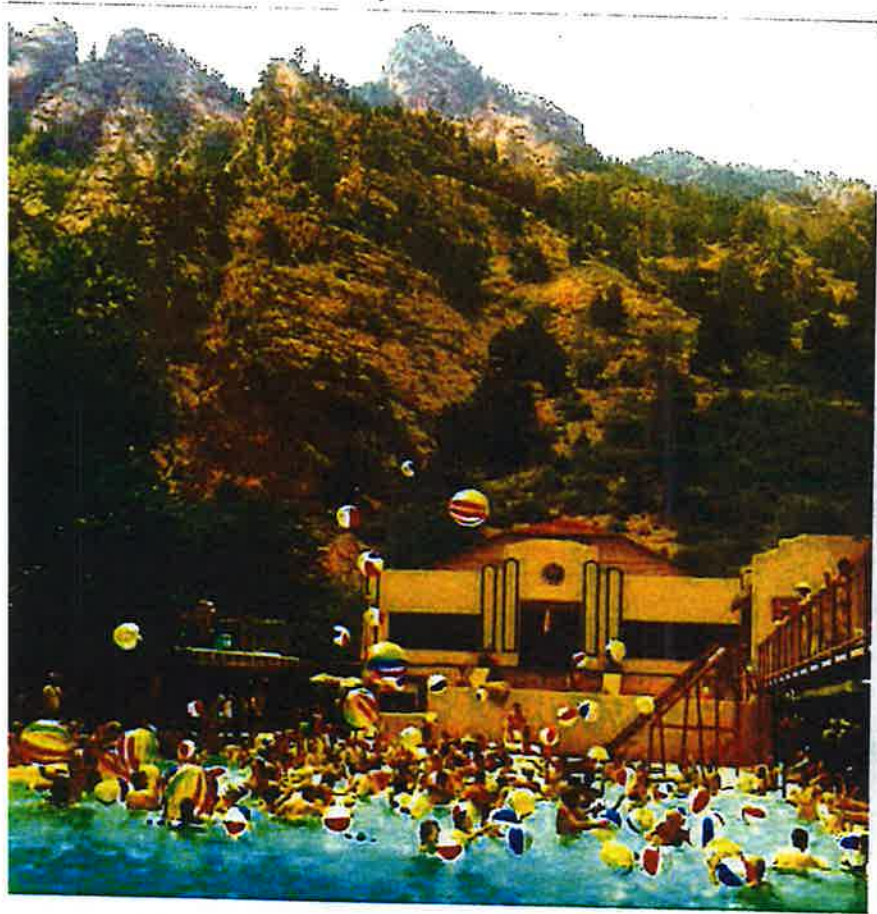
A01



# APPENDIX F: PHOTOS

















**Management Data Form**

(Page 1 of 9)

The *Management Data Form* should be completed for each cultural resource recorded during an archaeological survey. Exceptions to this are isolated finds and re-evaluations, neither of which require a *Management Data Form*. Please attach the appropriate component forms and use continuation pages if necessary.

1. Resource Number: 5BL9882 (Note: An historically associated component of this site, Feature 16, is presently situated on property owned by Colorado State Parks, and has been previously recorded as 5BL7295.)

2. Temporary Resource Number: 255 Artesian Drive

3. Attachments (check as many as apply)

☐ Prehistoric Archaeological Component

☐ Historic Archaeological Component

☒ Historic Architectural Component Form

☒ Sketch/Instrument Map (required)

☒ U.S.G.S. Map Photocopy (required)

☒ Photograph(s)

Other, specify: 1910 Eldorado Springs visitor map

4. Official determination (OAHP use only)

☐ Determined

☐ Determined Not Eligible

☐ Nominated

☐ Need Data

☐ Contributing to NR Dist.

☐ Not Contributing to NR Dist.

**I. IDENTIFICATION**

5. Resource Name Eldorado Springs Pool/Ballroom Complex

6. Project Name/Number: Boulder County Historic Survey, State Historical Fund Project No. 04-02-060

7. Government Involvement: Local X State X Federal n/a

Agency: Boulder County Parks and Open Space, State Historical Fund

8. Site Categories: Check as many as apply

Prehistoric: archaeological site ☐ paleontological site ☐

in existing National Register District? yes ☐ no X name ☐

Historic: archaeology site ☐ building(s) X structure(s) X object(s) X

in existing National Register District? yes ☐ no X name ☐

9. Owner(s)'s Name and Address: Eldorado Springs Water, P.O. Box 445, Eldorado Springs, CO 80025-0445

10. Boundary Description and Justification: The boundary is illustrated on the accompanying aerial photograph, and includes all standing buildings and structures that historically functioned as part of the Eldorado Springs pool/ballroom complex. The boundary is generally delineated by Eldorado Springs Drive on the south, by Artesian Drive on the eastern portion of the north boundary, and by the southeast-facing hillside on the western portion of the north boundary. The complex is generally bounded the east by the eastern limit of feature 9, and on the west by the western limit of feature 16 (see attached architectural component forms).

11. Site/Property Dimensions: 177 m x 46 m Area: 8,142 m<sup>2</sup> (+4047) 2 acres

Area was calculated as: Length x Width X OR (length X width) X .785 ☐  
rectangle/square ellipse

**II. LOCATION**

12. Legal Location

PM 6 Township 1S Range 71N Section 25 part all 1/4 of SW 1/4 of NE 1/4 of SE 1/4

PM 6 Township 1S Range 71N Section 25 1/4 of N 1/2 of SE 1/4 of SE 1/4

PM 6 Township 1S Range 71N Section 25 SW 1/4 of SE 1/4 of NE 1/4 of SE 1/4



Resource Number: 5BL9882  
Temporary Resource Number: 255 Artesian Drive

**Management Data Form**  
(Page 2 of 9)

if section is irregular, explain alignment method:

13. USGS Quad: Eldorado Springs 7.5' ☒ 15' Date(s): 1979 (attach photocopy)
14. County: Boulder 15. Other Maps:
16. UTM Reference (NAD 27):  
A. 1 3 4 7 6 1 9 7 mE 4 4 2 0 0 5 4 mN  
B. \_\_\_\_\_ mE \_\_\_\_\_ mN  
C. \_\_\_\_\_ mE \_\_\_\_\_ mN  
D. \_\_\_\_\_ mE \_\_\_\_\_ mN
17. Address: 255 Artesian Drive Lot LOT H ELDORADO SPGS & LOT D MOFFAT LAKES 2ND & TRACT N OF LOT D & TRACT BETWEEN BLKS 1 & 2 MOFFAT LAKES MINUS SMALL PORTION AT NORTHERN EDGE OF PARCEL SPLIT BY R#2181708 Block: Moffatt Lakes 2 Subdivision
18. Location/Access:

**I. NATURAL ENVIRONMENT**

19. Topographic Feature(s)  

<input type="checkbox"/> mountain	<input type="checkbox"/> ledge	<input type="checkbox"/> playa
<input type="checkbox"/> hill	<input type="checkbox"/> terrace/bench	<input type="checkbox"/> talus slope
<input type="checkbox"/> tableland/mesa	<input checked="" type="checkbox"/> canyon	<input type="checkbox"/> alluvial fan
<input type="checkbox"/> ridge	<input type="checkbox"/> valley	<input type="checkbox"/> plain
<input type="checkbox"/> saddle/pass	<input type="checkbox"/> basin	<input type="checkbox"/> dune
<input type="checkbox"/> alcove/rockshelter	<input type="checkbox"/> floodplain	
<input type="checkbox"/> cliff	<input type="checkbox"/> cutbank	
<input type="checkbox"/> slope	<input type="checkbox"/> arroyo/gully	
20. Site Topographic Description (mention named landforms): The complex sits along side, and partially astride, South Boulder Creek just west of the mouth of Eldorado Canyon. The property sits at the westernmost edge of Eldorado Springs, directly east of the entrance to Eldorado Canyon State Park.
21. Site Elevation: 5,800 feet = (x .3048) 1,768 meters 22. Aspect: Easterly (picnic shelter), none
23. Degree of Slope on Site: 0 - 90 degrees 24. Soil Depth: not tested cm
25. Soil Description (character and color): not tested
26. Depositional Environment:  

<input type="checkbox"/> Aeolian	<input checked="" type="checkbox"/> Colluvial	<input type="checkbox"/> Residual
<input checked="" type="checkbox"/> Alluvial	<input type="checkbox"/> Moraine	<input type="checkbox"/> None

  
Other, specify: \_\_\_\_\_
27. Nearest Water: name/nature: South Boulder Creek/creek distance: 0 - 46 m 151 ft.
28. Nearest Permanent Water: name: South Boulder Creek/creek distance: 0 - 46 m 151 ft.
29. Vegetation on Site (list predominant species): Although a variety of vegetation communities exists in close proximity to the pool/ballroom complex, the species that grow on, or directly adjacent to, the property consist primarily of Ponderosa pine, Rocky Mountain juniper, aspen, plains and narrowleaf cottonwood, willows, and various mountain shrubs and grasses. Moss and lichen communities are also prevalent.

Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

**Management Data Form**

(Page 3 of 9)

30. Vegetation Associations/Communities Surrounding Site: Riparian, mixed shrubland and Douglas-fir forest

**IV. NATIONAL/STATE REGISTER ELIGIBILITY ASSESSMENT**

31. Context or Theme: ENTERTAINMENT / RECREATION (Recreational facilities in mountain resort communities)

32. Applicable National Register Criteria:

☐ Does not meet any of the below National Register criteria

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history; or

☐ B. Associated with the lives of persons significant in our past; or

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory; or

☐ Qualifies under exceptions A through G.

Level of Significance: National ☐ State ☒ Local ☐

**15-501 Criteria for Landmark Designation** from Article 15, the Historic Preservation section, of the Boulder County Land Use Code provides the following guidance for local landmarking:

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.

☐ Does not meet any of the above Boulder County criteria

Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

**Management Data Form**  
(Page 4 of 9)

**33. Condition**

**a. Architectural/Structural**

☐ Excellent  
☒ Good  
☒ Fair  
☒ Deteriorated  
☐ Ruins

**b. Archaeological/Paleontological**

☐ Undisturbed  
☐ Light disturbance  
☒ Moderate disturbance (as a result of periods of flooding)  
☐ Heavy disturbance  
☐ Total disturbance

34. Describe condition: The condition of the individual components of the complex varies from good to deteriorated. In general, the site is in good to fair condition, with the north side of the ballroom and a few places on the pool complex buildings deteriorating. All buildings appear to be structurally sound, although further assessment is probably necessary. The remaining picnic shelter (feature 16, 5BL7295) is deteriorated.

35. Vandalism: yes ☐ no ☒ describe:

36. National Register Eligibility Field Assessment: (Note: Supporting historical background is provided in an attachment.)

Eligible ☒ Not Eligible ☐ Need Data ☐

Statement of Significance/N.R.H.P. Justification:

The pool and ballroom complex at Eldorado Springs is recommended as eligible for NRHP nomination under Criteria A in the area of entertainment and recreation for associations with the history and development of hot springs resorts Colorado (period of significance is 1904, the year of establishment, to 1959, the year in which the resort was reorganized), and under Criteria C for architectural embodiment of the Art Deco style (period of significance is 1930, the year that the present buildings were constructed after a major fire at the resort).

**CRITERION A:** The swimming pool, ballroom building, and associated buildings and structures at Eldorado Springs are arguably the only truly intact symbol of Eldorado Springs as a distinctive entity in the history of Boulder County and, indeed, the Front Range. Few other places remain in Boulder County that so identifiably grew out of the early days of recreation tourism in Colorado, and fewer still embody the rugged glamour for which Eldorado Springs was renowned. The pool/ballroom complex symbolizes Colorado's first major tourism boom, which drew thousands of people to the therapeutic hot springs waters of the Rocky Mountains. In response to the tremendous success of other hot springs resorts throughout Colorado, such as Glenwood and Manitou Springs, the Moffat Lakes Resort Company purchased the springs and associated land in 1904 and established Eldorado Springs as one of the most fashionable destinations in Colorado. The resort drew wealthy patrons from Denver, Boulder, and, to a lesser extent, the greater Front Range. Among the more famous individuals associated with the resort were Dwight and Mamie Eisenhower, who spent their honeymoon in one of the small resort cottages (5BL9883), Glenn Miller, who performed with his orchestra in the ballroom, and Ivy Baldwin, the well-known performer, who entertained thousands with his famed high-wire act above the canyon floor. At the height of its popularity, Eldorado Springs was one of the better-known hot springs resorts in Colorado. Since then, a series of disasters and changes in use have resulted in the near disuse of the complex; while the pool remains open seasonally, the ballroom and many associated buildings have fallen into disuse

**Management Data Form**  
(Page 5 of 9)

and, in some cases, disrepair. Despite these changes, the pool/ballroom complex remains the architectural, developmental, and historic heart of Eldorado Springs, and continues to communicate its role in the development of hot springs and leisure recreation throughout the state.

**CRITERION C:** The ballroom was constructed in minimalist Art Deco style, and exhibits such defining characteristics as a streamlined design, stucco wall surfaces, a flat roof with parapet, decorative vertical projections above the roof line at regular intervals, tall, stepped parapets above entrances, and grouped casement windows. This is the only recorded Art Deco hot springs resort building in Colorado, and a could possibly be among the only Art Deco hot springs buildings in the country, although further research would certainly be required to assert such a determination.

The pool/ballroom complex is further recommended as eligible for Boulder County Landmark designation under Criteria 1, 3, 4, and 7, for the following reasons: as a symbol of the historic landscape of recreation in Boulder County, they are "part of the development, heritage, or cultural characteristics of the county" (Criterion 1); their association with Frank D. Fowler, who was the driving force behind the establishment of Eldorado Springs as an early twentieth century vacation destination, and whose family owned the resort until 1983, which associates the buildings "with a person or persons significantly contributing to the local, county, state, or national history" (Criterion 3); because the complex is one of eight recorded buildings in Boulder County constructed in the Art Deco style, and is probably the only Art Deco building in the county that is not in an urban setting; (Criterion 4); and because the ballroom and pool complex represent, by virtue of their style and size in a context that is so at odds with such overt man-made spectacle, a clear example of architectural innovation (Criterion 7).

37. Status in an Existing National Register District: N/A

Contributing ☐ Non-Contributing ☐

38. National Register District Potential yes ☐ no ☒ discuss:

The significance of Eldorado Springs is based around the pool/ballroom complex and its reflection of ever-changing ideas of recreation. For the last 100 years, this community has catered to national and local recreation trends, and its continued presence stands as a testament to the changing nature of recreation in Colorado.

Several natural disasters, including floods and fires, damaged and/or destroyed a large number of the buildings within the town. Consequently, many of the buildings have been reconstructed or heavily remodeled. In addition to the loss of historic buildings through natural causes, other changes have taken a toll on the historic character of the community. Residents of Eldorado Springs have accommodated modern lifestyles by significantly modifying their homes or demolishing historic buildings altogether and replacing them with out-of-scale new homes. As a result, the residential architecture has changed into a widely varied assortment of modern homes and modified historic cottages. Though Eldorado Springs acquires character from other elements of the community, its architectural character is no longer based on intact historic features. If anything, its unique architectural character could best be described as having grown out of unregulated improvisation and adaptation.

Resource Number: 5BL9882  
Temporary Resource Number: 255 Artesian Drive

**Management Data Form**  
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The pool/ballroom complex, although its condition is deteriorating, remains at the heart of Eldorado Springs, both in location and spirit. The pool still operates seasonally, and along with other buildings in the complex, is owned and used by the Eldorado Artesian Springs Co., which bottles and sells the canyon's spring water. Although time and the elements have taken their toll on the pool/ballroom complex and other resort buildings, a great potential for rehabilitation remains. Were there to be a historic district in Eldorado Springs, the resort would necessarily be central to it. However, at this time Eldorado Springs is not recommended for consideration for a National Register district nomination, based on the overall lack of historic physical integrity in the residential architecture of the town.

**V. MANAGEMENT AND ADMINISTRATIVE DATA**

39. Threats to Resource: Water erosion ☒ Wind erosion ☒ Grazing ☐ Neglect ☒  
Vandalism ☐ Recreation ☐ Construction ☐ Other (specify):

comments: Although the springhouse/powerhouse and other buildings associated with the pool/ballroom complex are in good condition and do not appear to be threatened, the ballroom and pool complex, and the ballroom in particular, are showing signs of deterioration and neglect. In places, particularly on the north side of the ballroom (notably the side visitors to Eldorado Springs do not usually see), the stucco is falling away and the boards beneath are exposed to decay. In one place, the wall is patched with a large sheet of plywood. Rains in Eldorado Canyon can be significant, and wind can be gale-force. Because of this, the ballroom building is in more serious danger of further deterioration than if it stood in a more protected location. The single visibly standing picnic shelter, by nature of its less robust construction and as a result of disuse, is the most clearly deteriorated structure associated with the complex.

40. Existing Protection: None ☒ Marked ☒ Fenced ☒ Patrolled ☐ Access controlled ☒  
other (specify): Combination of the above.
41. Local landmark designation: None 42. Easement: None
43. Management Recommendations: Avoid further deterioration of the pool/ballroom building, and avoid or mitigate impacts that would compromise the character and setting of the historic site.

**VI. DOCUMENTATION**

44. Previous Actions Accomplished at the site: None.
- a. Excavations: Test ☐ Partial ☐ Complete ☐ Date(s):
  - b. Stabilization: Date(s):
  - c. HABS/HAER Documentation: Date(s) & Numbers:
  - d. Other:
45. Known collections/reports/interviews and other references (list):
- Anon ND A. "Eldorado Resort History: Coney Island of the West"/Eldorado Natural Spring Water. Eldorado Artesian Springs Company website. <http://www.eldoradosprings.com/?action=resorthistory>. Site accessed March 2006.

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(Page 7 of 9)

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(Page 8 of 9)

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- Urban Drainage & Flood Control District website, "South Boulder Creek Historic Floods":  
[http://www.udfcd.org/FWP/floodhistory/sbc\\_floodphotos.html](http://www.udfcd.org/FWP/floodhistory/sbc_floodphotos.html). Page accessed March 2006.
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- "Eldorado Springs Will Open Friday for the Summer." *Denver Post* 25 May 1930: Section 1 p.15.
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- "Jack Fowler, pilot, owner of Eldorado resort, dies." *Rocky Mountain News* 25 Oct 1989:22.
- "New Eldorado Springs Hotel Ready for Throngs This Summer." *Denver Republican* 16 May 1908:12.
- "Spiritual[unreadable]." Unknown reference, 1903. Vertical file ESHSC 755 B.2 F.2, Carnegie Branch Library for Local History, Boulder, Colorado.
- Various undocumented newspaper clippings. Vertical file ESHSC B.1 F.7 and F.2, Carnegie Branch Library for Local History, Boulder, Colorado.



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Resort Brochures

- "Eldorado Springs Colo." Denver Public Library, Eldorado Springs clippings file, ca. 1912-1924.
- "Eldorado Springs Colorado." Denver Public Library, Eldorado Springs clippings file, ca. 1930-1939.
- "Eldorado Springs on the C.&S. RY." Vertical file ESHSC B.2 F.1, Carnegie Branch Library for Local History, Boulder, Colorado, 1910.
- "Eldorado Springs Resort." Denver Public Library, Eldorado Springs clippings file, ca. 1920s.
- "Holidays are Gay at Colorful Eldorado Springs." Denver Public Library, Eldorado Springs clippings file, 1932.
- Tourist map of Eldorado Springs. Vertical file ESHSC B.1 F.2, Carnegie Branch Library for Local History, Boulder, Colorado, 1910.

46. Primary Location of Additional Data: Boulder County official records, Carnegie Branch Library for Local History, Boulder
47. State or Federal Permit Number: N/A Collection Authorized: yes ☐ no ☒ X  
Artifact Collection: Yes ☐ No ☒ X Artifact Repository:  
Collection Method: Diagnostics ☐ Grab Sample ☐ Random Sample ☐ Transect N/A  
Other (specify): \_\_\_\_\_
48. Photograph Numbers: B&W: Roll 12-9-05, Exp. 5, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 19, 22, 23, 24; Roll 12-10-05, Exp. 3; Roll 3-1-06, Exp. 8, 9, 10, 11; Roll 4-5-06, Exp. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16  
Negatives filed at: Boulder County Parks and Open Space, Longmont
49. Report Title: Boulder County Historic Sites Survey: Eldorado Springs, Niwot, Riverside, and Raymond
50. Recorder(s): Kathleen Corbett Shannon Dennison and Lauren Frink Date(s): December 12<sup>th</sup>, 2005
51. Recorder Affiliation: SWCA, Inc., 295 Interlocken Blvd., Suite 300, Broomfield, CO 80021  
Phone Number: (303) 487-1183

NOTE: Please attach 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 1303-866-3395



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History of the Eldorado Springs Resort

(NOTE: The multitude of disasters at the resort and the absence of accessible documentation made it difficult to determine exactly how the built environment of the resort evolved. Compiling a list of original and reconstructed buildings at the resort was akin to chasing a moving target, as so many of the buildings were destroyed, rebuilt, destroyed again, and yet again rebuilt, often in different styles and different places. Historic photographs, oral histories, newspaper articles, and a few historic maps proved to be the best resources for identifying the physical history of the resort. However, the lack of access to historic records made the task of developing a built chronological history very difficult. The built history of the resort remains somewhat confusing, even to those who recorded the buildings, and as a result this documentation effort focused on those buildings that stand today, rather than the buildings that they replaced.)

The development and subsequent success of the Eldorado Springs resort is largely due to the vision of Frank D. Fowler, a Denver businessman who was drawn to the natural beauty of Eldorado Canyon and the purity of its spring water. Fowler was not the first to recognize the extraordinary qualities of the canyon, nor was he the first to exploit the commercial potential of the area. Archaeological data indicates that Utes frequented the area, and early settlers were likewise drawn to the canyon and its emanating hot spring water. In 1902, Mary and George Taylor established a spiritualist camp at the mouth of Eldorado Canyon, known "Can[y]on Camp." For a fee, participants could rent tent accommodations and purchase daily meals, attend lectures and séances, and absorb the natural beauty and "healthful" waters of the canyon. In 1904, Frank Fowler and associates (Messrs. Garner, Stockton, Sprague, and Ghost) purchased around 380 acres of the Canyon Camp from George Taylor and established the Moffat Lakes Resort Company. Although the official land transfer did not occur until 1904, Frank Fowler's son, Jack, who would later inherit the resort, recalls that his father first visited the canyon in 1900 and constructed the first small pool in 1902, which was known at that time as the Boulder Radium Springs, and later as the Moffat Springs. The popularity of the pool necessitated the construction of a second, larger pool, which measured 28 feet by 56 feet, in 1904 or 1905. The larger pool was constructed to the east of the original pool, which sat approximately where the current ballroom stands. The newer pool followed the creek line, and was thus situated at a slight angle to the older pool. By 1906, the older pool had been converted into a covered pool, the second was an open-air pool, and a third, yet larger, pool

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was added (this pool is still in use). (Note: These dates were obtained from a combination of Jack Fowler's oral history recordings on file at the Carnegie Branch Library for Local history and dated plat maps. Other sources, including local historian Joanna Sampson's written history, the present property owner's website, and newspaper articles, reflect differing dates for the construction of the pools, and in fact Jack Fowler and his wife, Mabel, recount different dates in different interviews. As a result, the dates provided above can only be considered approximate.) A 1904 plat map indicates that the larger pool had been planned for some time, and was initially designed to be more than twice as long as the 125 ft by 50 ft pool that was ultimately constructed. (Literary sources record the length of the pool as 120 feet long, however 1910 and 1932 resort brochures state that the pool was 125 feet long.) This certainly would have rivaled other budding hot springs resorts in the Colorado Rockies, including the renowned Glenwood Springs hot springs pool (5GF.1050.2), which presently measures 405 feet by 100 feet.

Not only was the pool envisioned as a grand attraction on its own, but a 1904 plat map illustrating the proposed design indicates that the entire resort community was designed to be an Edwardian masterpiece of refined, park-like mountain luxury, featuring grand pavilions, fountains, and small ponds (lending to the community's first name of Moffat Lakes), all surrounded by tidy rows of private and resort-owned cottages. Based on drawings of the envisioned resort, one can imagine languid Denver socialites perusing Rudyard Kipling novels in the shade overlooking sculpted gardens and a creek featuring the perfect composition of manicured sandy banks and rocky cascades. The 1904 concept was never fully realized, and the majority of these designs were significantly downsized or abandoned altogether. In spite of such changes, the resort remained an impressive destination. A 1910 visitor map (attached) indicates that in addition to the pool, patrons could enjoy burro rides, a stocked trout pool, a sandy beach, picnic pavilions, "crazy stairs" leading up the mountain side, and hiking trails leading to dramatic viewpoints.

Following the construction of the pools, visitors came in droves. In 1906, the Grandview hotel was erected to accommodate the tourist crowds. The three-story Grandview was situated northwest of the pools, and featured a hipped roof with flared eaves and elegant verandas that wrapped around the upper floors. The hotel was immediately filled to capacity; a 1907 article reported that over 40,000 people visited the resort in that year, and that nearly twice that number were expected for the following season. In response, the lavish New Eldorado and Crags hotels opened their doors in 1908. The New Eldorado Hotel, with its dormered hip roof and pillared U-shaped verandas, was perched to the north of the pools. The interior featured wood and leather furnishings, Tiffany light fixtures in soft

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greens and yellows, and grand stone fireplaces. The hotel debuted on May 16, 1908, to rave reviews. A Denver newspaper reported that "This hotel is one of the most complete and up-to-date houses of its kind to be found at any of the Colorado summer resorts. It is finished throughout in mission style, and is located on a bluff from which point a most magnificent view is obtained of the Rockies. The site overlooks the resort grounds and beautiful South Boulder canon [sic]...The completion of the New Eldorado hotel also places Eldorado Springs in line with the best Colorado resorts. The cuisine will be first class in every particular, and special attention will be paid banquets, private dinner parties and the like. Sunday dinners will also be a feature and it is expected that the new hotel will prove a most popular place during the summer months" (*New Eldorado Springs Hotel Ready for Throngs this Summer*, 1908:12). Every detail was elegant; even the butter was cut into squares and embossed with the image of a flower. The Craggs hotel was similarly outfitted, and was situated on a ledge high above the canyon floor, providing a spectacular view of the mountain and prairie landscapes below.

Once the resort was established, visitors were lured to Eldorado Springs by the idea that they could enjoy and experience rugged nature in a setting that was in all ways civilized, from the easy train access to the cozy cottage living to sunbathing by the pool to moonlight waltzes. That the American West offered tourists all things—romance, luxury, adventure, and more—was an idea that was perfectly embodied, and indeed commercialized, in Eldorado Springs; as geographer J. B. Jackson noted, "The thirst of the American tourist for Romance is insatiable, and the West is where he prefers to look for it" (Jackson 1997:352). Over the years, such luminaries as Douglas Fairbanks and Mary Pickford, W. C. Fields, and Jimmy Durante, to name only a few, came to Eldorado Springs to enjoy the scenery, relax by the pool, and be entertained by bands like the Glenn Miller Orchestra. Those like honeymooners Dwight and Mamie Eisenhower, who preferred more privacy or could not afford the splendid New Eldorado Hotel, rented one of the many cottages that dotted the canyon side, or they camped in fabricated tent cabins (Noel and Corson 1999:77-78) in an area nicknamed "Tent City."

The centerpiece of Eldorado Springs was, of course, the hot springs pool. A 1932 promotional brochure (*Holidays are Gay at Colorful Eldorado Springs*, 1932:3) boasted that the spring-fed pool came "very near being the purest water in the world." The pool was promoted not only as a recreational destination, but as a healthful sanctuary. The blue waters and fresh mountain atmosphere were touted as having the ability to alleviate and prevent illness, an inviting notion to a society in which tuberculosis was both common and conventionally untreatable. In addition to promoting beauty contests and picnicking, page 3

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of the 1932 brochure calls special attention to the spring water, which it boasts is "naturally BLUE – blue as the sky...Eldorado's pool adds the health-building forces of radio-active waters to the healthful sport of swimming – designated by many as the most perfect combination ever offered by any swimming pool" (ibid). Such marketing was successful, and the resort saw tens of thousands of patrons every summer, most healthy and hoping to remain so, but some seeking the miracle cure that they hoped could be found in the blue-tinted waters of the pool.

Eldorado Springs, or "Eldaraydo" Springs, as Mrs. Mabel Fowler noted was the common pronunciation at that time, took full advantage of the spectacular natural environment by constructing open-air picnic pavilions, foot trails to lofty vistas, the wooden "crazy stairs" clinging to the side of the canyon, and by placing buildings near the picturesque creek. Eldorado Canyon has never been known for mild conditions, and the steep canyon walls that inspire awe frequently cause brutally cold winters, channel raging floods and powerful winds, and confine fires within the canyon walls. Those resort features which were so impressively located at the bottom of the canyon were also directly in the path of such natural forces. As a result, the face of the resort changed considerably from the early 1900s through 1930.

The first Eldorado Springs disaster, which was trivial in comparison to what awaited the resort, occurred in 1908, when Ivy Baldwin, the famed high wire performer of Eldorado Springs, accidentally caught the crazy stairs on fire while lighting fireworks for the 4<sup>th</sup> of July celebration. The wooden stairs were completely incinerated, but were rebuilt shortly thereafter due to their popularity. Visitors later recalled that the fire was a grand finale to the fireworks show (Sampson 2000:22).

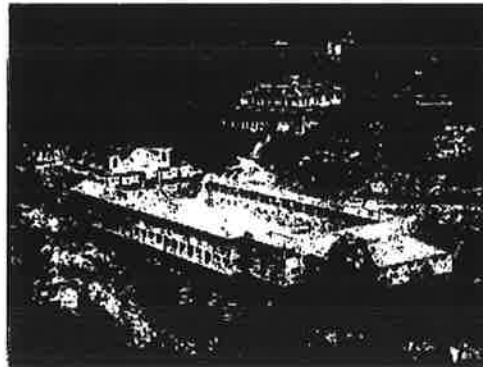
The Crags Hotel suffered the next major disaster, when it burned 1912 or 1913 and was never reconstructed. There was speculation at the time that the fire was deliberately set in order to collect insurance money, but this was never substantiated. In 1924 the Grandview hotel also burned, and local residents allege that salvageable materials from the hotel were incorporated into many of the cabins in the area. Five years later, in December of 1929, a devastating fire at the resort burned the dance hall, six adjacent concession buildings, the locker rooms, laundry room, and 12 – 13 private cabins. A Denver Post article (*Dance Hall and Dozen Cabins Burn*, 1929:1-3) reported that "Unless the fire was started by a pyromaniac, it must have begun from internal combustion in the laundry adjoining the locker rooms." A photograph accompanying the article illustrated the damage, depicting several free-standing brick and stone chimneys amid the charred rubble. The financial toll from the fire was estimated to be \$100,000.

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Within five months, the resort buildings were reconstructed, at which time they took on their present Art Deco appearance. The new ballroom and associated buildings were touted by the Denver Post as "larger and of more attractive design than the old structures and are constructed along the most modern lines" (Eldorado Springs Will Open Friday for the Summer, 1930:15). It is no surprise that the resort re-opened to much ballyhoo in the Denver Post, given that the owner of the newspaper, Frederick Bonfils, was also part owner of Eldorado Springs.



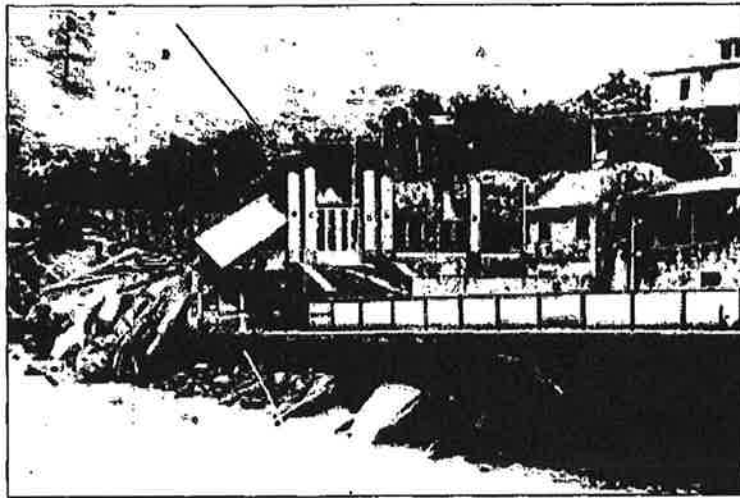
*Present pool and ballroom complex after reconstruction, between 1930 and 1938.  
Photograph courtesy of the Eldorado Springs Natural Spring Water website.*

The new 75 ft by 150 ft ballroom featured a vaulted roof, sliding windows, and a maple floor, and a U-shaped two-story observation deck with a gabled roof surrounded the pool. The lower portion of the north observation deck, and possibly others, appears to have functioned as a bath house or locker rooms. Further fires in 1932, 1933, and 1936 destroyed two other dance halls and the ice house, which were not rebuilt. In 1938, a massive flood undermined the foundation of the new (and still existing) dance pavilion, causing the entire south side of the building to collapse. The flash flood also washed out roads and bridges, cabins, and the resort locker rooms. Debris from the resort was reportedly swept as far as four miles downstream. The flood also washed away the south portion of the observation deck.



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*Photograph depicting the ballroom in the aftermath of the 1938 flood. Note the larger collapsed parapet (indicated by arrow) above the entrance that was not reconstructed. Photograph courtesy of the Urban Drainage & Flood Control District website.*

The ballroom and associated structures were repaired, however a large collapsed parapet above the main entrance of the ballroom was not reconstructed. WPA workers were reportedly employed to build a large stone retaining wall (still visible today) along the banks of the creek to prevent future damage. The following year, in 1939, the New Eldorado hotel burned down. The resort experienced 19 years of calm, after which a 1958 fire destroyed the resort bath house, pool office, and men's locker room. A few small floods and fires have continued to occur since the 1950s, but none of them have had the devastating effects of previous disasters. (Photographs available online at [www.photoswest.org](http://www.photoswest.org) provide a visual reference for the flood damage over time. Individual photograph call numbers can be found on field 45 of the attached Management Data Form.)

Other changes to the resort include numerous alterations to the 1930 observation decks. The south was destroyed by the 1938 flood, and the east deck may have been irreparably damaged. By the 1940s, the east deck was replaced with a one-story wood frame snack bar and an adjoining building, both of which were constructed to roughly imitate the parapeted roof of the ballroom. These buildings were destroyed by a fire in 1958 and are no longer standing (although feature 7 may be a surviving part of this group of connected buildings). The building constructed in their place (feature 8) were probably constructed around 1959. The north deck/ bath house remains, but the roof has been removed.

Mabel Fowler stated in a recorded interview that resort finances were often stretched (this must have been particularly true after the many disasters), and ownership of the resort



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changed a number of times throughout the early years. Regardless of outside financial involvement, the Fowlers always managed the resort, and in 1938, shortly before the major flood of that year, Jack Fowler bought out all other interests and became sole owner. Mrs. Fowlers stated that they did not approach the resort as a money-making endeavor; all of the money produced by the resort was put back into it, and their personal income was more likely produced by Jack Fowler's auto shop in Denver.

The resort was very popular, and probably more lucrative, during the 1940s. During World War II, Mabel and Jack Fowler (who fought in both World Wars) donated "R&R" time to soldiers from Fort Logan. Every few days during the war, an Army truck arrived delivering a load of young men, and by the war's end over 9,000 soldiers had visited Eldorado Springs. The Fowlers kept in touch with some of the soldiers, and recalled that one man returned to the resort every weekend for four years, eventually bringing his wife and children to Eldorado Springs well after the war had ended.

The last decade of heavy visitation was the 1950s, in which Mabel Fowler recalls that she and Jack frequently worked from 5:30 a.m. until 2:00 a.m. during the busiest times. One of the most time consuming tasks during that period was the repeated daily transformation of the ballroom from roller skating rink to dance hall. Every day during the summer, the ballroom was used for roller skating until 2:00 p.m., at which time the chalk was cleaned from the floor, and it was waxed and prepared for afternoon dancing. Visitors danced until around 4:00 p.m., and the floor was again chalked and prepared for roller skating. Evening skating went on until 7:00 p.m., at which time the floor was again cleaned and waxed for dancing into the night. The Fowlers enjoyed working with their employees, and their daughter recalls that Jack was particularly good at mentoring the young workers in issues of both life and labor.

In 1959, the Fowlers, along with their son, Bill, reformed the resort into the Eldorado Springs Canyon Club, symbolizing the end of an era in the resort's history. Membership in the club was to be limited to 1,200 people, each of whom paid a one-time membership fee ranging from \$225 to \$275, followed by annual membership dues of \$55. The Fowlers envisioned a non-pretentious family-oriented club in which liquor was prohibited. In 1959, Mabel Fowler told a reporter from the Boulder Daily Camera about their plan: "We hope to make it a year 'round resort. There's the swimming pool, hiking, target shooting, dancing, picnicking. There's hunting and fishing on the property, and there'll be shuffle board and horseshoe games. There'll be ice skating in the winter on a new rink we're building a short distance up the canon [sic], wiener fries for the teen-agers" (*Eldorado Springs Enters New Era with Formation of Canyon Club*, 1959). The Fowlers also had plans to build a motel on

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the former site of the New Eldorado Hotel. Despite the Fowlers' excitement, the club lost \$100,000 in its first three years of operation, and was dissolved in 1964, returning the resort to public use.

Beginning in the 1960s, Eldorado began a slow shift from a seasonal resort community to a popular rock climbing destination and year-round "bedroom" community for Boulder. As the small, expediently-constructed seasonal cabins began to show their age, and as municipal pools became more common in Denver and Boulder, the vacation and rental market in Eldorado declined. Instead of hosting summer holiday-makers, property owners found themselves renting cottages to University of Colorado students in search of affordable housing. With young people navigating a minefield of potholes in VW busses and unattended dogs running loose, the atmosphere of Eldorado changed from resort-chic to somewhat shabby, a stigma which follows the community into the present and is variously embraced or rejected by its residents. Rock climbing also increased in popularity during the 1970s, and Eldorado Canyon was (and still is) promoted as one of the finest climbing destinations in the country.

In response to these changes, the Fowlers involved themselves in local real estate transactions and catered to the climbers. In 1978, the Colorado State Parks purchased approximately 1,400 acres from the Fowlers, creating what is now Eldorado Canyon State Park. The Fowlers retained their water rights and all buildings associated with the resort until 1983, at which time they sold these assets to Doug Larson, Jeremy Martin, and Kevin Sipple, who presently own and operate the property as Eldorado Artesian Springs, Inc. The "Artesians," as Mrs. Fowler called them, bottle and distribute the familiar Eldorado Natural Spring Water and continue to operate the pool and manage the remaining resort buildings. Jack Fowler passed away in 1989, and was followed the next year by his wife, Mabel.

The swimming pool, ballroom building, and associated buildings and structures that remain are arguably the only truly intact symbol of Eldorado Springs as a distinctive entity in the history of Boulder County and, indeed, the Front Range. Few other places remain in Boulder County that so identifiably grew out of the early days of recreation tourism in Colorado, and fewer still embody the rugged glamour for which Eldorado Springs was renowned. In the decades following the expansion of early settlement in Colorado and the American West, European-Americans' use of natural resources for recreational purposes went from being the privilege of a wealthy few to a collection of more egalitarian pastimes.

The architecture of the ballroom (Feature 1), with its attached swimming pool complex (Features 5 through 15) and associated buildings and structures (Features 2, 3, 4, and 16) was an attempt to insert man-made grandeur into a setting that was already naturally grand.

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Most large buildings that served tourists and pleasure-seekers in the Rocky Mountains were designed in a rustic style that catered to the American fascination with the "Frontier." Deviating from this model, the ballroom was designed in the Art Deco style when it was reconstructed in 1930, conveying through aesthetics that it was an oasis of the thoroughly modern in the midst of the sublime. While the cottages and houses that surrounded the complex more often than not communicated the look of indigenous materials, this look was consciously eschewed in the ballroom and swimming pool service buildings. These were intended to stand apart from the rest of Eldorado Springs, as monuments to fun, activity, and luxury. After the original complex was destroyed by fire in 1929, the present buildings were constructed in their place. In the spirit of rebirth, the complex was rebuilt to appear more grand than ever; for this reason, it can be argued that the history of the building is, in fact, much deeper than the age of the building. What the ballroom and pool stood for after being rebuilt in 1930 had not changed since the resort was established in 1906, and the 1930 buildings continued to serve the same function as their predecessors.

Today, Eldorado Springs is a hamlet inhabited primarily by artisans and commuters. Few of the homes function as seasonal residences, and the number of examples of the local architecture that once spoke to tourists of cozy comfort in natural splendor is disappearing into an expanse of remodeled and new-built homes. The pool and ballroom complex is still at the heart of the community, even though they are showing signs of deterioration. Few updates or alterations have taken place since 1930, with the most significant change being the loss of the large parapet over the primary entrance after the 1938 flood. Although the ballroom is presently used for storage, the pool is still open to the public in the summer, and appears to have been sufficiently maintained for that purpose.

Please see field 45 of the attached Management Data Form for a list of references.

COLORADO CULTURAL RESOURCE INVENTORY  
Historic Architectural Component Form  
(page 1 of 5)

OAHP1404  
Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5BL9882 2. Temporary Resource Number: 255 Artesian Drive
3. Map ID Number / Feature Number or Code: Feature 1
4. Building or Structure Name: Eldorado Artesian Springs Ballroom (Note: Other associated buildings are recorded on separate Historical Architectural Component form.)
5. Complex/Site Name: Eldorado Springs Pool/Ballroom Complex
6. Photograph Number(s): B&W: Roll 12-9-05, Exp. 6, 7, 8, 10 11, 13, 14, 16, 22, 23, 24; Roll 12-10-05, Exp. 3  
Roll 3-1-06, Exp., Roll 4-5-06, Exp. 2, 11, 12, 16, 15

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Former ballroom, presently in use for storage
8. Architectural Style: Art Deco
9. Building Support System: Wood Frame
10. Dimensions: (approx) L 103 ft x W 62 ft = Square Feet 6,386 (approx)
11. Number of Stories: Two stories
12. Building Plan (footprint, shape): Rectangular
13. Landscaping or Special Setting Features: The ballroom is situated along the north bank of South Boulder Creek, as it flows east out of Eldorado Canyon, and the pool complex is located to the east. The natural setting is one of dramatically rising rock faces, mountain vegetation that includes conifers, natural grasses and shrubs (see attached Management Data Form for a more detailed description of the environmental setting). The buildings in the surrounding community are of eclectic and varied styles, and often exhibit unconventional approaches to remodeling and building. Although a few of the small vacation cabins that once were so representative here still exist and are intact, most of the houses have seen extensive alteration to their exterior or have been replaced by houses of contemporary style or no style. The streets of Eldorado Springs are owned by the same entity that owns the Pool/Ballroom complex, and are unpaved and in general are poorly maintained. (According to some members of the community, this lack of maintenance is an intentional move on the part of local residents to discourage unnecessary car traffic through the community and to slow vehicles that do go through. In some cases, potholes and rough areas graded by the owners reappeared shortly thereafter from local residents recreating the trouble spots with pickaxes.) Little introduced landscaping exists on this property in specific: a post and rail fence partitions a small yard space on the west end of the parking area on the north side of the auto bridge; and a foot bridge spans South Boulder Creek from Eldorado Springs Drive to the entrance of the swimming pool. Stone retaining walls line the north side of the creek bank and part of the north side of Artesian Drive, and graveled parking areas, which serve the patrons of the swimming pool, lie across Eldorado Springs Drive from the entrance to the pool.

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14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):
- House (Feature 2), stone and wood construction, described on a separate Historic Architectural Component Form
  - Garage attached to Feature 2 (Feature 3), stone-clad wood construction, described on a separate Historic Architectural Component Form
  - Utility building (Feature 4), described on a separate Historic Architectural Component Form
  - Pool complex building (Feature 5), described in field 22 of this form
  - Pool complex building (Feature 6), described in field 22 of this form
  - Pool complex building (Feature 7), described in field 22 of this form
  - Pool complex building (Feature 8), described in field 22 of this form
  - Stone terrace / patio area (Feature 9), described in field 22 of this form
  - Ticket office (Feature 10), described in field 22 of this form
  - Utility building (Feature 11), described in field 22 of this form
  - Utility building (Feature 12), described in field 22 of this form
  - Foot bridge (Feature 13), described in field 22 of this form
  - Pool (Feature 14), described in field 22 of this form
  - Bathroom (Feature 15), described in field 22 of this form
  - Picnic shelter (Feature 16), described on a separate Historic Architectural Component Form

For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: The roof of the ballroom consists of a hipped, or "clipped," gable center portion, set within a box of Art Deco style parapets. The parapet is squared as it rises over the primary entrance, and otherwise only elaborated by pilasters that extend above the line of the parapet. Drainage holes perforate the parapet on the north side of the building. The center portion of the roof is covered in red asphalt roll, mimicking red Spanish roofing tiles. Gable ends are clad in horizontal wood siding, and have large boarded-up openings on both gable ends.
16. Walls: Walls are primarily covered in stucco, which is painted tan, with green trim. Gable ends of the roof are clad in horizontal wood siding, painted to match the stucco.
17. Foundation/Basement: Concrete foundation. A walk-out basement on south side contains a snack bar.
18. Chimney(s): A stone chimney abuts the west exterior of the ballroom building. A number of fuse boxes and utility boxes have been attached to the chimney, probably because it was more stable than the stucco. On the north side, a flagstone-veneered stone box appears to be a chimney that has been partially removed.
19. Windows: Windows are primarily 9-light, 3-ribbon casements, or are covered with side-hinged wooden Z-braced batten shutters. On the lower level on the south side of the building, windows appear to be both fixed



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pane and casement. The snack bar windows on the south and east of the lower level are sliding sash windows with counter-width sills.

20. Doors: The main entrance to the ballroom sits on the east side of the building at the top of a flight of concrete steps, and is a pair of unpainted wooden Z-braced batten doors. These doors sit under a hand-made sign that reads "ENTRANCE." On the lower level of the east side, a newer glazed panel door, probably wood, opens next to the snack bar window. Also on the lower level is a sectional-roll-up style garage door. The doors on the north side are two sectional roll-up loading doors. No doors exist on the west side of the building.
21. Porches: None.
22. General Architectural Description: The ballroom is a two-story rectangular building constructed in the Art Deco style. The building is banked into the hillside on the north slope of Eldorado Canyon, and the south side of the building faces south overlooking South Boulder Creek. The ballroom faces east and looks out over the adjacent swimming pool. The building appears to have a concrete foundation. Stucco is painted tan and trim molding is painted dark green. The ballroom building is two levels; on the south side the lower level contains a snack bar area, and a large garage-type loading door. On the second level, which is the main ballroom, the primary access is a pair of unpainted Z-braced batten doors that open to the east and sit at the top of a flight of concrete steps. Other doors appear to be primarily for loading and unloading large items and are sectional roll-up doors. The only other visible human-scale entrance is on the lower level; this is a modern white-painted glazed wood panel door that opens to the east from the snack bar. Windows in the building are primarily 9-light casements, and are set in 3-ribbon configurations. Other windows or window spaces are covered with large Z-braced batten shutters. A stone chimney abuts the west exterior of the ballroom building. A number of fuse boxes and utility boxes have been attached to the chimney, probably because it was more stable than the stucco. On the north side, a flagstone-veneered stone box appears to be a chimney that has been partially removed. The roof of the ballroom consists of a hipped, or "clipped," gable center portion, set within a box of parapets. The parapet that rises over the primary entrance is squared, and otherwise only elaborated by pilasters that extend above the line of the parapet. Drainage holes perforate the parapet on the north side of the building. The center portion of the roof is covered in red asphalt roll mimicking Spanish tiles (the flat portion of the roof between the gabled center and the parapets was not visible). Gable ends are clad in horizontal wood siding, and have large boarded-up openings on both gable ends.



Resource Number: 5BL9882  
Temporary Resource Number: 255 Artesian Drive

**Historic Architectural Component Form**  
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**III. FUNCTION**

23. Current Use: **VACANT / NOT IN USE** (The ballroom is currently not in use or is periodically used for warehouse or storage purposes.)
24. Original Use: **RECREATION AND CULTURE / MUSIC FACILITY** (Roller skating, musical performances, and dancing)
25. Intermediate Use(s): n/a

**IV. ARCHITECTURAL HISTORY**

26. Architect: Unknown
27. Builder: Unknown
28. Date of construction: Actual 1930 Assessor 1927 Estimate \_\_\_\_\_  
based on: archival and photographic records
29. Modifications: Minor \_\_\_\_\_ Moderate X Major \_\_\_\_\_ Moved \_\_\_\_\_ Date 1939  
Describe Modifications: The present ballroom was constructed in 1930, following a devastating fire in 1929 that destroyed the previous ballroom (which was located across the creek where the visitor parking lot is presently located) and numerous other resort-owned and private buildings. When the ballroom and other resort buildings were reconstructed, the complex took on its present Spanish Colonial Revival architectural style. In 1938, a massive flood damaged or destroyed much of the resort adjacent to South Boulder Creek. The flood undermined the foundation of the ballroom, causing the south side of the building to collapse and the roof to cave in. (See [www.photoswest.org](http://www.photoswest.org) image call number X-8167 [before] and X-8154 [after]). A comparison of archival photographs reveals that the south side of the ballroom was rebuilt exactly as it had appeared before the flood. The rooflines of the center portion of the roof appear to have changed with rebuilding, from gable-on-hip to the current clipped gable.
- Additions and Date: None
30. Associated Contexts and Historical Information: See Management Data Form field 36a for historical background.

**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building:
- Anon ND. "Floods." Vertical file ESHSC 755 B.2 F.20, Carnegie Branch Library for Local History, Boulder, Colorado.
  - Denver Public Library digital photograph archive (<http://photoswest.org>). Image call numbers X-8167, X-8149, X-8154, X-8161, CHS.X6894.
  - Eldorado Springs fire history document collection. Vertical file ESHSC 755 B.2 F.7, Carnegie Branch Library for Local History, Boulder, Colorado.
  - Article, "Eldorado Springs Resort Suffers \$8000 Fire Loss." *Rocky Mountain News* 28 Jul 1958:40.

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Temporary Resource Number: 255 Artesian Drive

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- Article, "Fire Closes Resort Pool." *Denver Post* 28 July 1958:15.

32. Archaeological Potential: Yes ☐ No ☒ Justify: The site has been kept free of trash over the years since the resort was established. Material evidence of pre- and proto-historic occupations is very unlikely, and material remains of historic occupation, which would be related to resort activities, has also likely been removed as well. Given the frequency of flooding and reconstruction resulting from fires, any deposits have more than likely been destroyed.
33. Recorder(s): Kathleen Corbett and Lauren Frink
34. Date(s): December 16<sup>th</sup>, 2005

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COLORADO CULTURAL RESOURCE INVENTORY  
Historic Architectural Component Form  
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OAHP1404  
Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5BL9882 2. Temporary Resource Number: 255 Artesian Drive
3. Map ID Number / Feature Number or Code: Features 2 and 3
4. Building or Structure Name: Residence/office
5. Complex/Site Name: Eldorado Springs Pool/Ballroom Complex
6. Photograph Number(s): B&W: Roll 12-9-05, Exp. 17, B&W: Roll 4-5-06, Exp. 9

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Former residence and addition.
8. Architectural Style: No Style
9. Building Support System: Wood Frame
10. Dimensions: (approx) L 63 ft x W 47 ft = Square Feet 2,961 sq ft (approx)
11. Number of Stories: 2
12. Building Plan (footprint, shape): Irregular
13. Landscaping or Special Setting Features: The ballroom and pool complex and their associated buildings and structures are situated along the north bank of South Boulder Creek, as it flows east out of Eldorado Canyon, and the south side of the west end of Artesian Drive. The natural setting is one of dramatically rising rock faces, mountain vegetation that includes conifers, natural grasses and shrubs. The buildings in the surrounding community are of eclectic and varied styles, and often exhibit unconventional approaches to remodeling and building. Although a few of the small vacation cabins that once were so representative here still exist and are intact, most of the houses have seen extensive alteration to their exterior or have been replaced by houses of contemporary style or no style. The streets of Eldorado Springs are owned by the same entity that owns the Pool/Ballroom complex, and are unpaved and in general are poorly maintained. (According to some members of the community, this lack of maintenance is an intentional move on the part of local residents to discourage unnecessary car traffic through the community and to slow vehicles that do go through. In some cases, potholes and rough areas graded by the owners reappeared shortly thereafter from local residents recreating the trouble spots with pickaxes.) Little introduced landscaping exists on this property in specific: A post and rail fence partitions a small yard space on the west end of the parking area on the north side of the auto bridge; and a foot bridge spans South Boulder Creek from Eldorado Springs Drive to the entrance of the swimming pool. Stone retaining walls line the north side of the creek bank and part of the north side of Artesian Drive, and graveled parking areas, which serve the patrons of the swimming pool, lie across Eldorado Springs Drive from the entrance to the pool.

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Temporary Resource Number: 255 Artesian Drive

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14. Associated Buildings, Features, or Objects - Describe material and function (map number / name): No buildings, features or objects are visible that are directly associated with this building in particular. Other buildings in the complex are recorded on separate Historic Architecture Component Forms.
- Ballroom (Feature 1), described on a separate Historic Architectural Component Form
  - Utility building (Feature 4), described on a separate Historic Architectural Component Form
  - Pool complex building (Feature 5), described in field 22 of this form
  - Pool complex building (Feature 6), described in field 22 of this form
  - Pool complex building (Feature 7), described in field 22 of this form
  - Pool complex building (Feature 8), described in field 22 of this form
  - Stone terrace / patio area (Feature 9), described in field 22 of this form
  - Ticket office (Feature 10), described in field 22 of this form
  - Utility building (Feature 11), described in field 22 of this form
  - Utility building (Feature 12), described in field 22 of this form
  - Foot bridge (Feature 13), described in field 22 of this form
  - Pool (Feature 14), described in field 22 of this form
  - Bathroom (Feature 15), described in field 22 of this form
  - Picnic shelter (Feature 16), described on a separate Historic Architectural Component Form

For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: The roof of Feature 2 is hipped with a steep pitch, and is covered in brown asphalt composition shingles. The roof of Feature 3 is a low-pitched shed roof, with exposed eaves on the south side. Roofing material on Feature 3 is not visible from the ground.
16. Walls: Feature 2's exterior walls are a combination of stucco and stone veneer. Veneer stone is laid in large "pilasters", and in between these, stone veneer is attached to the lower portions of the wall. The wall above the lower stone is stuccoed. The exterior of Feature 3 is vertically-applied flagstone veneer on the first level, with roughly textured stucco on the upper level. A pay-per-bottle water filling station is set into the south wall of Feature 3.
17. Foundation/Basement: The foundation of Feature 2 is covered in stone veneer and is thus not visible, but is likely concrete. Feature 3 appears to be built on concrete slab.
18. Chimney(s): None
19. Windows: The visible windows of Feature 2 are boarded, with the exception of two 1-over-1 double hung windows on the south side. Feature 3 has a three-ribbon casements with transom lights on the first level of the east side, and three-ribbon casements with wrought iron balconettes on the second level.
20. Doors: Feature 2 has two visible doors on the south side, both are flush wood with metal security doors on the outside. Feature 3 has a sectional roll-up single-width garage door on the south side, and single flush

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wood doors, painted green, on both the first and second levels of the east side. The upper entrance is accessed on the exterior by a flight of concrete steps that is built into the adjacent hillside. The steps and associated retaining walls are also clad in flagstone veneer.

21. Porches: None
22. General Architectural Description: This building is the former residence and sits, canted, facing due south to the northwest of the ballroom and swimming pool. The residence (Feature 2) is adjoined by an addition (Feature 3) on its northeast corner, and the north side of the addition is banked into the hillside. The house is rectangular in plan, and although the foundation is not visible underneath the applied stone veneer, the house is most likely built on a foundation of poured concrete. The exterior of the house is covered in stone veneer, which is laid in an arrangement of large pilasters, with stone veneer and stucco in between. Two flush wood doors face south, and these are protected by iron security doors. All visible windows are boarded up, with the exception of two 1-over-1 double hung windows on the south of the building. The roof is hipped and steeply pitched, and is roofed in brown asphalt composition shingles. No chimney is visible on the powerhouse, although a long lamp pole extends out of the southeast corner of the roof ridge. The house may have been converted into a duplex at some point, based on the presence of two front doors.

The addition is a two-story square building, with a low-pitched shed roof. Eaves are exposed on the south side of the building. Roof covering is not visible from the ground. The addition appears to rest on concrete slab, and exterior walls are covered in vertically-applied flagstone veneer on the first story and rough-textured stucco on the second level. A single-width sectional roll-up garage door is set into the south side of the first level. Next to this door is a commercial water dispenser. Single flush wood doors, painted green, are on both the first and second levels of the east side. The upper entrance is accessed on the exterior by a flight of concrete steps that is built into the adjacent hillside. The steps and associated retaining walls are also clad in flagstone veneer. Windows in the addition are three-ribbon casements with transom lights on the first level of the east side, and three-ribbon casements with wrought-iron balconets on the second level.

### III. FUNCTION

23. Current Use: VACANT / NOT IN USE (Feature 2), COMMERCE/TRADE / BUSINESS (Feature 3)
24. Original Use: DOMESTIC / SINGLE DWELLING (Feature 2), DOMESTIC / GARAGE (Feature 3)
25. Intermediate Use(s): DOMESTIC / MULTIPLE DWELLING (Feature 2, possible)

### IV. ARCHITECTURAL HISTORY

26. Architect: Unknown
27. Builder: Unknown
28. Date of construction: Actual      Assessor 1927 (Feature 2), 1950 (Feature 3) Estimate       
based on:
29. Modifications: Minor      Moderate      Major X Moved      Date

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Describe Modifications: It appears that this building was constructed as a single-unit cottage, and may have been altered into a duplex, after which time the stone veneer was added. Based on the superimposition of Feature 3, this would have taken place between ca. 1927 and 1949, and probably occurred in the 1940s.

Additions and Date: The garage/office addition (Feature 3) was added ca. 1950.

30. Associated Contexts and Historical Information: This building is constructed over the original natural spring, and a pipe/tunnel underneath the building fed/feeds spring water into the pool. Historic maps show the building site as a powerhouse. Early photographs indicate that the powerhouse, which had a tall smoke stack, was constructed between 1904 and 1907 and was later demolished and replaced with this building. The stack appears in photographs through the 1920s, and a ca. 1930 photograph taken from the verandah of the New Eldorado Hotel shows the stack in the background, indicating that it stood until sometime around that year. Assessor records reflect a construction date of 1927, and although it is not clear which building this date refers to, a second date of 1950 would appear to relate to the addition. This suggests that the powerhouse was demolished around 1927 and replaced with this cottage, which was then altered into a duplex ca. 1940s, and the garage was added ca. 1950. Additional historical background relating to the pool/ballroom complex is listed in field 36a of the attached Management Data Form.

**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building: None known
32. Archaeological Potential: Yes ☐ No ☒ Justify: The site has been kept free of trash over the years since the resort was established. Material evidence of pre- and proto-historic occupations is very unlikely, and material remains of historic occupation, which would be related to resort activities, has also likely been removed as well. Given the frequency of flooding and reconstruction resulting from fires, any deposits have more than likely been destroyed.
33. Recorder(s): Kathleen Corbett, Shannon Dennison and Lauren Frink
34. Date(s): December 16<sup>th</sup>, 2005

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COLORADO CULTURAL RESOURCE INVENTORY  
Historic Architectural Component Form  
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OAHP1404  
Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5BL9882 2. Temporary Resource Number: 255 Artesian Drive
3. Map ID Number / Feature Number or Code: Feature 4
4. Building or Structure Name: Utility Building
5. Complex/Site Name: Eldorado Springs Pool/Ballroom Complex
6. Photograph Number(s): B&W: Roll 12-9-05, Exp. 19

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Storage/Utility building associated with commercial recreational facility
8. Architectural Style: No Style
9. Building Support System: Unknown (possibly concrete block)
10. Dimensions: (approx) L 52 ft x W 14 ft = Square Feet 728 (approx)
11. Number of Stories: One
12. Building Plan (footprint, shape): Rectangular
13. Landscaping or Special Setting Features: The ballroom and pool complex and their associated buildings and structures are situated along the north bank of South Boulder Creek, as it flows east out of Eldorado Canyon, and the south side of the west end of Artesian Drive. The natural setting is one of dramatically rising rock faces, mountain vegetation that includes conifers, natural grasses and shrubs. The buildings in the surrounding community are of eclectic and varied styles, and often exhibit unconventional approaches to remodeling and building. Although a few of the small vacation cabins that once were so representative here still exist and are intact, most of the houses have seen extensive alteration to their exterior or have been replaced by houses of contemporary style or no style. The streets of Eldorado Springs are owned by the same entity that owns the Pool/Ballroom complex, and are unpaved and in general are poorly maintained. (According to some residents of the community, this lack of maintenance is an intentional move on the part of the owners to discourage unnecessary car traffic through the community). Little introduced landscaping exists on this property in specific: A post and rail fence partitions a small yard space on the west end of the parking area on the north side of the auto bridge; and a foot bridge spans South Boulder Creek from Eldorado Springs Drive to the entrance of the swimming pool. Stone retaining walls line the north side of the creek bank and part of the north side of Artesian Drive, and graveled parking areas, which serve the patrons of the swimming pool, lie across Eldorado Springs Drive from the entrance to the pool.

**Historic Architectural Component Form**  
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14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):

The only visible object associated with this building in particular is the propane tank on its north side. Other buildings and structures on the complex are recorded on separate Historic Architecture Component Forms.

- Ballroom (Feature 1), wood frame, described on a separate Historic Architectural Component Form
- House (Feature 2), stone and wood construction, described on a separate Historic Architectural Component Form
- House Addition (Feature 3), stone-clad wood construction, described on a separate Historic Architectural Component Form
- Utility building (Feature 4), described on a separate Historic Architectural Component Form
- Pool complex building (Feature 5), described in field 22 of this form
- Pool complex building (Feature 6), described in field 22 of this form
- Pool complex building (Feature 7), described in field 22 of this form
- Pool complex building (Feature 8), described in field 22 of this form
- Stone terrace / patio area (Feature 9), described in field 22 of this form
- Ticket office (Feature 10), described in field 22 of this form
- Utility building (Feature 11), described in field 22 of this form
- Utility building (Feature 12), described in field 22 of this form
- Foot bridge (Feature 13), described in field 22 of this form
- Pool (Feature 14), described in field 22 of this form
- Bathroom (Feature 15), described in field 22 of this form
- Picnic shelter (Feature 16), described on a separate Historic Architectural Component Form

For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: The roof of this building is flat. Roofing material is not visible from the ground.
16. Walls: Exterior walls are covered in stucco. Although the basic mode of the building's construction is not discernable, it is likely concrete block.
17. Foundation/Basement: Concrete foundation/no basement
18. Chimney(s): None
19. Windows: A row of seven single-light awning windows of uniform size are set into the south of the building.
20. Doors: Two doors provide access to the building. They are both flush wood, and are set into the east and west sides of the building. The east door opens onto a small poured concrete stoop, and the west door opens onto a raised poured concrete porch with a shed roof
21. Porches: A small porch with a shed roof is attached to the west side of the building.
22. General Architectural Description: This is a rectangular, flat roofed building that faces west on Artesian Drive. Of the buildings in the area, this is by far the least elaborate, and has a complete lack of architectural

Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

### Historic Architectural Component Form

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ornamentaion or decorative elaboration. It is a rectangular box with a concrete foundation. Although the structural system is not evident, the building's exterior walls seem consistent with buildings in the Eldorado Springs area that are constructed out of concrete block. A row of seven evenly spaced single-light awning windows are set into the south side, which faces the ballroom and pool. Two doors serve the building: the primary access faces west and opens onto a small raised porch with a shed roof. This porch is poured concrete, with three steps. A secondary access, on the east side, opens onto a small concrete stoop.

#### III. FUNCTION

23. Current Use: UNKNOWN
24. Original Use: HEALTH CARE / RESORT (unknown function)
25. Intermediate Use(s): HEALTH CARE / RESORT (unknown function)

#### IV. ARCHITECTURAL HISTORY

26. Architect: Unknown
27. Builder: Unknown
28. Date of construction: Actual \_\_\_\_\_ Assessor \_\_\_\_\_ Estimate prior to 1938  
based on: historic photographs
29. Modifications: Minor \_\_\_\_\_ Moderate \_\_\_\_\_ Major \_\_\_\_\_ Moved \_\_\_\_\_ Date \_\_\_\_\_  
Describe Modifications: No modifications other than that dictated by routine maintenance are visible or known.  
Additions and Date: None
30. Associated Contexts and Historical Information:

The exact construction date of Feature 4 is unknown. However, the building is visible on historic photos of the ballroom and pool that were taken prior to the flood of 1938. Because this building lies on the north side of the ballroom and South Boulder Creek flows on the south side, it is likely that this building was spared extensive damage in the flood—protected, in fact, by the ballroom itself. It is noteworthy that the seven windows that perforate the south side of Feature 4 have the same size, style and configuration of the original windows in the lower level of the observation deck associated with Feature 6 (described in the Historic Architectural Component Form for Feature 1 and 5-15). This architectural consistency is also evident in historic photographs of the pre-1938 pool complex. That this building was originally associated with the pool is clear, but specifics about its historic role in the complex is unknown.

Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

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**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building: None known
32. Archaeological Potential: Yes ☐ No ☒ Justify: The site has been kept free of trash over the years since the resort was established. Material evidence of pre- and proto-historic occupations is very unlikely, and material remains of historic occupation, which would be related to resort activities, has also likely been removed as well. Given the frequency of flooding and reconstruction resulting from fires, any deposits have more than likely been destroyed.
33. Recorder(s): Kathleen Corbett, Shannon Dennison and Lauren Frink
34. Date(s): December 16, 2005

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COLORADO CULTURAL RESOURCE INVENTORY  
Historic Architectural Component Form  
(page 1 of 3)

OAHP1404  
Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5BL7295 (Note: This feature is situated on property presently owned by Colorado State Parks, and has thus been previously recorded under a different resource number.)
2. Temporary Resource Number: 255 Artesian Drive
3. Map ID Number / Feature Number or Code: Feature 16
4. Building or Structure Name: Eldorado Springs Pavilion
5. Complex/Site Name: Eldorado Springs Pool/Ballroom Complex
6. Photograph Number(s): B&W: Roll 4-5-06, Exp. 8

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Picnic shelter
8. Architectural Style: No Style
9. Building Support System: Wood frame
10. Dimensions: (unable to measure) L est. 20 ft x W est. 8 ft = Square Feet est. 160
11. Number of Stories: One
12. Building Plan (footprint, shape): Rectangular
13. Landscaping or Special Setting Features: The ballroom and pool complex and their associated buildings and structures are situated along the north bank of South Boulder Creek, as it flows east out of Eldorado Canyon, and the south side of the west end of Artesian Drive. The natural setting is one of dramatically rising rock faces, mountain vegetation that includes conifers, natural grasses and shrubs. This structure is situated on a hill overlooking the pool/ballroom complex and the canyon below. The buildings in the surrounding community are of eclectic and varied styles, and often exhibit unconventional approaches to remodeling and building. Although a few of the small vacation cabins that once were so representative here still exist and are intact, most of the houses have seen extensive alteration to their exterior or have been replaced by houses of contemporary style or no style. The streets of Eldorado Springs are owned by the same entity that owns the Pool/Ballroom complex, and are unpaved and in general are poorly maintained. (According to some residents of the community, this lack of maintenance is an intentional move on the part of the owners to discourage unnecessary car traffic through the community). Little introduced landscaping exists on this property in specific: A post and rail fence partitions a small yard space on the west end of the parking area on the north side of the auto bridge; and a foot bridge spans South Boulder Creek from Eldorado Springs Drive to the entrance of the swimming pool. Stone retaining walls line the north side of the creek bank and part of the north side of Artesian Drive, and graveled parking areas, which serve the patrons of the swimming pool, lie across Eldorado Springs Drive from the entrance to the pool.

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14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):

There are no other buildings or structures associated with this shelter in particular, although other picnic pavilions and the "crazy stairs" historically dotted the cliff face. Other buildings and structures in the complex are recorded on separate Historic Architecture Component Forms.

- Ballroom (Feature 1), wood frame, described on a separate Historic Architectural Component Form
- House (Feature 2), stone and wood construction, described on a separate Historic Architectural Component Form
- House Addition (Feature 3), stone-clad wood construction, described on a separate Historic Architectural Component Form
- Utility building (Feature 4), described on a separate Historic Architectural Component Form
- Pool complex building (Feature 5), described in field 22 of this form
- Pool complex building (Feature 6), described in field 22 of this form
- Pool complex building (Feature 7), described in field 22 of this form
- Pool complex building (Feature 8), described in field 22 of this form
- Stone terrace / patio area (Feature 9), described in field 22 of this form
- Ticket office (Feature 10), described in field 22 of this form
- Utility building (Feature 11), described in field 22 of this form
- Utility building (Feature 12), described in field 22 of this form
- Foot bridge (Feature 13), described in field 22 of this form
- Pool (Feature 14), described in field 22 of this form
- Bathroom (Feature 15), described in field 22 of this form
- Picnic shelter (Feature 16), described on a separate Historic Architectural Component Form

For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: The gabled roof is significantly deteriorated, and its boards are warping and peeling away from the support structure. It is not clear if the roof was ever shingled.
16. Walls: None
17. Foundation/Basement: None
18. Chimney(s): None
19. Windows: None
20. Doors: None
21. Porches: None
22. General Architectural Description: This basic rectangular picnic shelter is constructed using basic timber support posts, and the gabled roof is deteriorated. Newer braces indicate that recent effort has been put forth to stabilize the structure and keep it from collapsing.

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**Historic Architectural Component Form**

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**III. FUNCTION**

23. Current Use: NOT IN USE
24. Original Use: RECREATION AND CULTURE / OUTDOOR RECREATION
25. Intermediate Use(s): RECREATION AND CULTURE / OUTDOOR RECREATION

**IV. ARCHITECTURAL HISTORY**

26. Architect: Unknown
27. Builder: Unknown
28. Date of construction: Actual 1906 Assessor \_\_\_\_\_ Estimate \_\_\_\_\_  
based on: Historic Boulder, Inc. documentation recorded on the OAHP COMPASS database
29. Modifications: Minor X Moderate \_\_\_\_\_ Major \_\_\_\_\_ Moved \_\_\_\_\_ Date \_\_\_\_\_  
Describe Modifications: No modifications other than that dictated by routine maintenance / recent stabilization are visible or known.  
Additions and Date: None
30. Associated Contexts and Historical Information: Historically, this picnic shelter was one of many that dotted the hillside and canyon, providing shelter for the activities of visitors to the Eldorado Springs resort. This is the only remaining visible picnic shelter associated with the resort. Further historical and contextual information associated with the resort is described in an attachment.

**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building: None known
32. Archaeological Potential: Yes \_\_\_\_\_ No X Justify: The site has been kept free of trash over the years since the resort was established. Material evidence of pre- and proto-historic occupations is very unlikely based on the slope, and material remains of historic occupation, which would be related to resort activities, has also likely been removed as well.
33. Recorder(s): Kathleen Corbett, Shannon Dennison and Lauren Frink
34. Date(s): December 16, 2006

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COLORADO CULTURAL RESOURCE INVENTORY  
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Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5BL9882 2. Temporary Resource Number: 255 Artesian Drive
3. Map ID Number / Feature Number or Code: Features 5 through 15
4. Building or Structure Name: Eldorado Artesian Springs Pool Complex (Features 5 through 15). (Note: The ballroom and other associated buildings are recorded on separate Historical Architectural Component forms.)
5. Complex/Site Name: Eldorado Springs Pool/Ballroom Complex
6. Photograph Number(s): B&W: Roll 12-9-05, Exp. 5, 11, 12, 13, 14, 16, 22, 23, 24; Roll 12-10-05, Exp. 3; Roll 3-1-06, Exp. 8, 9, 10, 11 Roll 4-5-06, Exp. 2, 3, 4, 5, 6, 7, 10, 12, 13, 14, 15, 16

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Swimming pool and associated buildings
8. Architectural Style: Art Deco (feature 5), no style (all others)
9. Building Support System: Concrete, wood frame
10. Dimensions: (approx) L 103 ft x W 62 ft = Square Feet 6,386 (approx)
11. Number of Stories: Multi-level; one and two stories, and subterranean (all are connected, except features 11, 12, and 13)
12. Building Plan (footprint, shape): Rectangular (pool), irregular (associated Features)
13. Landscaping or Special Setting Features: The pool complex is situated along the north bank of South Boulder Creek, as it flows east out of Eldorado Canyon, and to the east of the ballroom. The natural setting is one of dramatically rising rock faces, mountain vegetation that includes conifers, natural grasses and shrubs (see attached Management Data Form for a more detailed description of the environmental setting). The buildings in the surrounding community are of eclectic and varied styles, and often exhibit unconventional approaches to remodeling and building. Although a few of the small vacation cabins that once were so representative here still exist and are intact, most of the houses have seen extensive alteration to their exterior or have been replaced by houses of contemporary style or no style. The streets of Eldorado Springs are owned by the same entity that owns the Pool/Ballroom complex, and are unpaved and in general are poorly maintained. (According to some members of the community, this lack of maintenance is an intentional move on the part of local residents to discourage unnecessary car traffic through the community and to slow vehicles that do go through. In some cases, potholes and rough areas graded by the owners reappeared shortly thereafter from local residents recreating the trouble spots with pickaxes.) Little introduced landscaping exists on this property in specific: a post and rail fence partitions a small yard space on the west end of the parking area on the north side of the auto bridge; a foot bridge spans South Boulder Creek from Eldorado Springs Drive to the entrance of the swimming pool; and stone terraces line the north side of the creek bank and part of the north side of



Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

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Artesian Drive, and graveled parking areas, which serve the patrons of the swimming pool, lie across Eldorado Springs Drive from the entrance to the pool.

14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):
- Ballroom (Feature 1), woodframe, described on a separate Historic Architectural Component Form
  - House (Feature 2), stone and wood construction, described on a separate Historic Architectural Component Form
  - House Addition (Feature 3), stone-clad wood construction, described on a separate Historic Architectural Component Form
  - Utility building (Feature 4), described on a separate Historic Architectural Component Form
  - Pool complex building (Feature 5), described in field 22 of this form
  - Pool complex building (Feature 6), described in field 22 of this form
  - Pool complex building (Feature 7), described in field 22 of this form
  - Pool complex building (Feature 8), described in field 22 of this form
  - Stone terrace / patio area (Feature 9), described in field 22 of this form
  - Ticket office (Feature 10), described in field 22 of this form
  - Utility building (Feature 11), described in field 22 of this form
  - Utility building (Feature 12), described in field 22 of this form
  - Foot bridge (Feature 13), described in field 22 of this form
  - Pool (Feature 14), described in field 22 of this form
  - Bathroom (Feature 15), described in field 22 of this form
  - Picnic shelter (Feature 16), described on a separate Historic Architectural Component Form

For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: There are varying and attached rooflines associated with the pool complex, each of which are individually described in field 22.
16. Walls: Walls are primarily covered in stucco, which is painted tan, with green trim. Some of the associated buildings are clad in horizontal timber siding, as described in field 22.
17. Foundation/Basement: Concrete
18. Chimney(s): None
19. Windows: Windows vary and are described in field 22.
20. Doors: Entrance to the pool complex is via a modern metal turnstile.
21. Porches: N/A
22. General Architectural Description: This is a recreational complex based around a large historic swimming pool. Buildings directly associated with the pool include picnic areas, sundecks, changing rooms, a ticket office, bathrooms, and utility buildings/rooms. The pool is oriented northwest-southeast and is surrounded by a cluster of interconnected buildings and structures constructed in a similar style, all of which are painted tan and are generally roofed in red asphalt composition shingles or rolled material.

**Historic Architectural Component Form**(Page 3 of 6)

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- **Feature 14, the swimming pool**, was constructed around 1906 and is rectangular in form. It is approximately 125 feet long by 50 feet wide and constructed from concrete. A long concrete wall on the north side of the pool separates the pool complex from Artesian Drive. The upper length of the wall features a railed sundeck that overlooks the pool. The wall is stuccoed and painted to match the rest of the buildings. The railing along the sundeck is painted rust red. The pool has a diving board at the deep (east) end, and a red-painted lifeguard's platform and chair overlook the pool at the south side. Several metal benches are set into the concrete at regular intervals on the south side of the pool. Stone terraces to the south of the pool separate the area from South Boulder Creek. The upper terrace is level with the pool, and is contiguous with the concrete deck surrounding the pool. A metal wire fence rails the edge of the upper terrace, against which sit wood and metal benches. The lower terrace (Feature 9) is described below.
- **Feature 13, a wooden footbridge**, spans the creek from Eldorado Drive to the entrance of the complex. It is about 60 feet long and 4 feet wide. This south end of the bridge is flanked by two stone walls. The bridge railing is post and rail, and is filled in with wire mesh. The construction date is unknown, but it post-dates 1938.
- **Feature 12 is a detached shed-roofed storage structure** with horizontal plank siding and an open door space that faces east. The shed lies on the south side of the ballroom, next to the creek, and faces east. It is approximately 10x22 feet in dimension. The roof is covered with gray asphalt roll roofing, and the exterior siding is painted the same color as the rest of the complex. The construction date is unknown, but it post-dates 1938.
- **Feature 11 is a detached front-gabled building** with a sheltered entryway covered by a shed roof. It is approximately 10x12 feet in dimension. It lies on the south side of the ballroom, next to the creek, and faces east. It is clad in horizontal wood siding painted the same color as the rest of the complex, with green trim, and has red asphalt roll roofing. Windows appear to be single light casements. Its function is unknown. The construction date is unknown, but it post-dates 1938.
- **Feature 10 is a two-story ticket office**, and sits at the north end of the footbridge. Its upper level is at pool level, and the lower level adjoins the patio area (Feature 9). It is approximately 32x33 feet in dimension. A turnstile has been placed on its north side. The ticket windows are 9-light casements, and all other windows are 3-ribbon pivot casements with transom lights and iron railings. The roof is flat and serves as a deck, half of it covering the building and the other half sheltering the admissions area. The deck is covered in green synthetic "Astroturf" material and is surrounded by wire fencing. An exterior stairway provides access to the deck. On the lower level, a wood panel door opens onto Feature 9. The construction date is unknown, but it post-dates 1938.
- **Feature 9 is a patio area** that sits to the south of the pool, overlooking the creek, on the lower stone terrace. Its approximate dimensions are 80ft x 30ft. It is accessed from the pool area by a flight of concrete steps approximately even with the east end of the pool. The terrace wall to the east of the

**Historic Architectural Component Form**  
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steps is stuccoed and forms a small enclosed area underneath the pool deck. A door and two windows are set into the wall; the door is a glazed wood panel door in which the glazing has been boarded up, and the windows are sliding sash and 12-light fixed pane. The terrace wall to the west of the steps is exposed stone, into which is constructed a shed-roofed bathroom structure (**Feature 15**) that does not appear to be in use. The roof is steeply pitched and covered with deteriorating wood shingles. The "gable" ends are clad in horizontal timber siding painted white. Two opposing doors are located in a recess, which is defined by stone pillars. The lower east side of the bathroom structure is deteriorated and has been heavily patched with concrete. The terrace is grassy and Features approximately 10 picnic tables, shaded by cottonwood trees growing from the terrace and from the bank of the creek. The stone terrace along the bank of the creek rises approximately two feet on the edge to form a short retaining wall enclosing the picnic area. This wall is topped with a metal railing and drops directly into the creek below. Both stone terrace walls are topped with poured concrete. The construction date is unknown, but it post-dates 1938.

- **Features 6, 7, and 8** are a cluster of connected buildings that serve the pool complex. The approximate dimensions are 52ft x 46ft. Their exact configuration was difficult to discern without access into the property, but they appear to be rectangular and L-shaped, and to be connected to one another. **Feature 6** is the last remaining 1930 observation deck/bath house, and it extends along the north side of the pool. The gabled roof has been removed. The lower walls are stuccoed, and a series of small, rectangular windows are set just below the upper deck. Attached to the east end of the observation deck is a shed-roofed enclosure that appears to date to the 1940s – 1950s. The enclosure has a flush wood door that opens onto the observation deck, and is clad in horizontal wood siding. Three windows are set into the enclosure: the two easternmost windows are sliding sash aluminum windows, and a third window is boarded over. The roof is covered in red-painted deteriorating wood shingles and features exposed rafter ends.

**Feature 7** is two stories and sits in a recess between and behind Features 6 and 8. The roof is side-gabled and is covered in red asphalt roll roofing. A cut stone chimney rises on the east side of it, and a flat-roofed addition also extends to the east. This addition, which is visible only from across the creek on Eldorado Springs Drive, has deteriorated horizontal wood siding, with peeling white paint and green trim. Visible windows in the addition are three-light casements (some are broken out), and no door is visible. A small fenced walkway exists between the two portions of the building. Connected to the rooflines of Feature 7 and the attached shed is what appears to be the remnant of decorative parapet cresting. This building appears to date to 1930 - 1939. The addition date is unknown.

On the pool level, **Feature 8** is an L-shaped building that functions (or functioned) as bathrooms or changing rooms. The building likely was constructed after the 1958 fire burned down pool offices and the men's locker room. The exterior walls are stuccoed, and the roof is hipped and covered in red-painted wood shingles. The building probably dates to 1959.

Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

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With the exception of the small shed-roofed addition on feature 7, all of the buildings are painted tan and have red roofs.

- **Feature 5** dates to 1930 and is a small rectangular stuccoed building associated with the swimming pool. Its dimensions are approximately 15ft x 18ft. It lies on the north side of the pool complex, next to a flight of concrete steps that descend from Artesian Drive into the pool area. It has gabled roof with shaped Art Deco parapets on the gabled ends, and is covered in red asphalt composition shingles. One door opens onto the steps on the west side, and windows are 6-over-6 double hung and feature flower boxes. The building is banked into the hillside, and a small exterior access panel is set into the wall at ground level on the south side. Feature 6, the last remaining observation deck, abuts this building on the east.

### III. FUNCTION

23. Current Use: RECREATION AND CULTURE / SPORTS FACILITY / OUTDOOR FACILITY
24. Original Use: RECREATION AND CULTURE / SPORTS FACILITY / OUTDOOR FACILITY
25. Intermediate Use(s): N/A

### IV. ARCHITECTURAL HISTORY

26. Architect: Unknown
27. Builder: Unknown
28. Date of construction: Actual 1906 (pool), 1930 (observation deck and associated building)  
Assessor not recorded Estimate ca. 1939 (feature 7), ca. 1959 (feature 8)  
based on: archival records
29. Modifications: Minor      Moderate      Major X Moved      Date 1939  
Describe Modifications: The south side of the pool complex was rebuilt following the flood of 1938, in which the bank was undercut and the south side of the complex was severely damaged or destroyed. (For reference, see photographs at www.photoswest.org, call numbers X-8167 [before the flood] and X-8149 and X-8154 [after the flood].) Prior to the flood, a covered two-story observation deck surrounded the pool on the north, east, and south sides. The flood washed away the south deck (www.photoswest.org call number X-8161), and it was not rebuilt. The east deck was likely too damaged to salvage, and it was not rebuilt, leaving only the original north deck. In place of the east deck, wood frame buildings, consisting of locker rooms, a bath house, and the resort office, were constructed with wooden parapets (www.photoswest.org call number CHS.X6894). The south deck was not rebuilt, but in its place Jack Fowler constructed a substantial stone retaining wall and picnic (Feature 9) to protect against future floods. The north observation deck still stands, but the roof has been removed for conversion into a sun deck. The buildings constructed in place of the east deck were further destroyed by a fire in 1958, and were subsequently reconstructed in their present appearance.  
Additions and Date: See above descriptions.
30. Associated Contexts and Historical Information: See attachment describing historical background.

Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

**Historic Architectural Component Form**

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**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building:

- Anon ND. "Floods." Vertical file ESHSC 755 B.2 F.20, Carnegie Branch Library for Local History, Boulder, Colorado.
- Denver Public Library digital photograph archive (<http://photoswest.org>). Image call numbers X-8167, X-8149, X-8154, X-8161, CHS.X6894.
- Eldorado Springs fire history document collection. Vertical file ESHSC 755 B.2 F.7, Carnegie Branch Library for Local History, Boulder, Colorado.
- Article, "Eldorado Springs Resort Suffers \$8000 Fire Loss." *Rocky Mountain News* 28 Jul 1958:40.
- Article, "Fire Closes Resort Pool." *Denver Post* 28 July 1958:15.

32. Archaeological Potential: Yes ☐ No ☒ Justify: The site has been kept free of trash over the years since the resort was established. Material evidence of pre- and proto-historic occupations is very unlikely, and material remains of historic occupation, which would be related to resort activities, has also likely been removed as well. Given the frequency of flooding and reconstruction resulting from fires, any deposits have more than likely been destroyed.

33. Recorder(s): Kathleen Corbett, Shannon Dennison and Lauren Frink

34. Date(s): December 16<sup>th</sup>, 2005

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



COLORADO CULTURAL RESOURCE INVENTORY  
**Historic Architectural Component Form**  
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OAHP1404  
Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5BL9882 2. Temporary Resource Number: 255 Artesian Drive
3. Map ID Number / Feature Number or Code: Features 5 through 15
4. Building or Structure Name: Eldorado Artesian Springs Pool Complex (Features 5 through 15). (Note: The ballroom and other associated buildings are recorded on separate Historical Architectural Component forms.)
5. Complex/Site Name: Eldorado Springs Pool/Ballroom Complex
6. Photograph Number(s): B&W: Roll 12-9-05, Exp. 5, 11, 12, 13, 14, 16, 22, 23, 24; Roll 12-10-05, Exp. 3; Roll 3-1-06, Exp. 8, 9, 10, 11 Roll 4-5-06, Exp. 2, 3, 4, 5, 6, 7, 10, 12, 13, 14, 15, 16

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Swimming pool and associated buildings
8. Architectural Style: Art Deco (feature 5), no style (all others)
9. Building Support System: Concrete, wood frame
10. Dimensions: (approx) L 103 ft x W 62 ft = Square Feet 6,386 (approx)
11. Number of Stories: Multi-level; one and two stories, and subterranean (all are connected, except features 11, 12, and 13)
12. Building Plan (footprint, shape): Rectangular (pool), irregular (associated Features)
13. Landscaping or Special Setting Features: The pool complex is situated along the north bank of South Boulder Creek, as it flows east out of Eldorado Canyon, and to the east of the ballroom. The natural setting is one of dramatically rising rock faces, mountain vegetation that includes conifers, natural grasses and shrubs (see attached Management Data Form for a more detailed description of the environmental setting). The buildings in the surrounding community are of eclectic and varied styles, and often exhibit unconventional approaches to remodeling and building. Although a few of the small vacation cabins that once were so representative here still exist and are intact, most of the houses have seen extensive alteration to their exterior or have been replaced by houses of contemporary style or no style. The streets of Eldorado Springs are owned by the same entity that owns the Pool/Ballroom complex, and are unpaved and in general are poorly maintained. (According to some members of the community, this lack of maintenance is an intentional move on the part of local residents to discourage unnecessary car traffic through the community and to slow vehicles that do go through. In some cases, potholes and rough areas graded by the owners reappeared shortly thereafter from local residents recreating the trouble spots with pickaxes.) Little introduced landscaping exists on this property in specific: a post and rail fence partitions a small yard space on the west end of the parking area on the north side of the auto bridge; a foot bridge spans South Boulder Creek from Eldorado Springs Drive to the entrance of the swimming pool; and stone terraces line the north side of the creek bank and part of the north side of

Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

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(Page 2 of 6)

Artesian Drive; and graveled parking areas, which serve the patrons of the swimming pool, lie across Eldorado Springs Drive from the entrance to the pool.

14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):
- Ballroom (Feature 1), woodframe, described on a separate Historic Architectural Component Form
  - House (Feature 2), stone and wood construction, described on a separate Historic Architectural Component Form
  - House Addition (Feature 3), stone-clad wood construction, described on a separate Historic Architectural Component Form
  - Utility building (Feature 4), described on a separate Historic Architectural Component Form
  - Pool complex building (Feature 5), described in field 22 of this form
  - Pool complex building (Feature 6), described in field 22 of this form
  - Pool complex building (Feature 7), described in field 22 of this form
  - Pool complex building (Feature 8), described in field 22 of this form
  - Stone terrace / patio area (Feature 9), described in field 22 of this form
  - Ticket office (Feature 10), described in field 22 of this form
  - Utility building (Feature 11), described in field 22 of this form
  - Utility building (Feature 12), described in field 22 of this form
  - Foot bridge (Feature 13), described in field 22 of this form
  - Pool (Feature 14), described in field 22 of this form
  - Bathroom (Feature 15), described in field 22 of this form
  - Picnic shelter (Feature 16), described on a separate Historic Architectural Component Form

For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: There are varying and attached rooflines associated with the pool complex, each of which are individually described in field 22.
16. Walls: Walls are primarily covered in stucco, which is painted tan, with green trim. Some of the associated buildings are clad in horizontal timber siding, as described in field 22.
17. Foundation/Basement: Concrete
18. Chimney(s): None
19. Windows: Windows vary and are described in field 22.
20. Doors: Entrance to the pool complex is via a modern metal turnstile.
21. Porches: N/A
22. General Architectural Description: This is a recreational complex based around a large historic swimming pool. Buildings directly associated with the pool include picnic areas, sundecks, changing rooms, a ticket office, bathrooms, and utility buildings/rooms. The pool is oriented northwest-southeast and is surrounded by a cluster of interconnected buildings and structures constructed in a similar style, all of which are painted tan and are generally roofed in red asphalt composition shingles or rolled material.

### Historic Architectural Component Form

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- **Feature 14, the swimming pool**, was constructed around 1906 and is rectangular in form. It is approximately 125 feet long by 50 feet wide and constructed from concrete. A long concrete wall on the north side of the pool separates the pool complex from Artesian Drive. The upper length of the wall features a railed sundeck that overlooks the pool. The wall is stuccoed and painted to match the rest of the buildings. The railing along the sundeck is painted rust red. The pool has a diving board at the deep (east) end, and a red-painted lifeguard's platform and chair overlook the pool at the south side. Several metal benches are set into the concrete at regular intervals on the south side of the pool. Stone terraces to the south of the pool separate the area from South Boulder Creek. The upper terrace is level with the pool, and is contiguous with the concrete deck surrounding the pool. A metal wire fence rails the edge of the upper terrace, against which sit wood and metal benches. The lower terrace (Feature 9) is described below.
- **Feature 13, a wooden footbridge**, spans the creek from Eldorado Drive to the entrance of the complex. It is about 60 feet long and 4 feet wide. This south end of the bridge is flanked by two stone walls. The bridge railing is post and rail, and is filled in with wire mesh. The construction date is unknown, but it post-dates 1938.
- **Feature 12 is a detached shed-roofed storage structure** with horizontal plank siding and an open door space that faces east. The shed lies on the south side of the ballroom, next to the creek, and faces east. It is approximately 10x22 feet in dimension. The roof is covered with gray asphalt roll roofing, and the exterior siding is painted the same color as the rest of the complex. The construction date is unknown, but it post-dates 1938.
- **Feature 11 is a detached front-gabled building** with a sheltered entryway covered by a shed roof. It is approximately 10x12 feet in dimension. It lies on the south side of the ballroom, next to the creek, and faces east. It is clad in horizontal wood siding painted the same color as the rest of the complex, with green trim, and has red asphalt roll roofing. Windows appear to be single light casements. Its function is unknown. The construction date is unknown, but it post-dates 1938.
- **Feature 10 is a two-story ticket office**, and sits at the north end of the footbridge. Its upper level is at pool level, and the lower level adjoins the patio area (Feature 9). It is approximately 32x33 feet in dimension. A turnstile has been placed on its north side. The ticket windows are 9-light casements, and all other windows are 3-ribbon pivot casements with transom lights and iron railings. The roof is flat and serves as a deck, half of it covering the building and the other half sheltering the admissions area. The deck is covered in green synthetic "Astroturf" material and is surrounded by wire fencing. An exterior stairway provides access to the deck. On the lower level, a wood panel door opens onto Feature 9. The construction date is unknown, but it post-dates 1938.
- **Feature 9 is a patio area** that sits to the south of the pool, overlooking the creek, on the lower stone terrace. Its approximate dimensions are 80ft x 30ft. It is accessed from the pool area by a flight of concrete steps approximately even with the east end of the pool. The terrace wall to the east of the

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steps is stuccoed and forms a small enclosed area underneath the pool deck. A door and two windows are set into the wall; the door is a glazed wood panel door in which the glazing has been boarded up, and the windows are sliding sash and 12-light fixed pane. The terrace wall to the west of the steps is exposed stone, into which is constructed a shed-roofed bathroom structure (Feature 15) that does not appear to be in use. The roof is steeply pitched and covered with deteriorating wood shingles. The "gable" ends are clad in horizontal timber siding painted white. Two opposing doors are located in a recess, which is defined by stone pillars. The lower east side of the bathroom structure is deteriorated and has been heavily patched with concrete. The terrace is grassy and Features approximately 10 picnic tables, shaded by cottonwood trees growing from the terrace and from the bank of the creek. The stone terrace along the bank of the creek rises approximately two feet on the edge to form a short retaining wall enclosing the picnic area. This wall is topped with a metal railing and drops directly into the creek below. Both stone terrace walls are topped with poured concrete. The construction date is unknown, but it post-dates 1938.

- Features 6, 7, and 8 are a cluster of connected buildings that serve the pool complex. The approximate dimensions are 52ft x 46ft. Their exact configuration was difficult to discern without access into the property, but they appear to be rectangular and L-shaped, and to be connected to one another. Feature 6 is the last remaining 1930 observation deck/bath house, and it extends along the north side of the pool. The gabled roof has been removed. The lower walls are stuccoed, and a series of small, rectangular windows are set just below the upper deck. Attached to the east end of the observation deck is a shed-roofed enclosure that appears to date to the 1940s – 1950s. The enclosure has a flush wood door that opens onto the observation deck, and is clad in horizontal wood siding. Three windows are set into the enclosure; the two easternmost windows are sliding sash aluminum windows, and a third window is boarded over. The roof is covered in red-painted deteriorating wood shingles and features exposed rafter ends.

Feature 7 is two stories and sits in a recess between and behind Features 6 and 8. The roof is side-gabled and is covered in red asphalt roll roofing. A cut stone chimney rises on the east side of it, and a flat-roofed addition also extends to the east. This addition, which is visible only from across the creek on Eldorado Springs Drive, has deteriorated horizontal wood siding, with peeling white paint and green trim. Visible windows in the addition are three-light casements (some are broken out), and no door is visible. A small fenced walkway exists between the two portions of the building. Connected to the rooflines of Feature 7 and the attached shed is what appears to be the remnant of decorative parapet cresting. This building appears to date to 1930 - 1939. The addition date is unknown.

On the pool level, Feature 8 is an L-shaped building that functions (or functioned) as bathrooms or changing rooms. The building likely was constructed after the 1958 fire burned down pool offices and the men's locker room. The exterior walls are stuccoed, and the roof is hipped and covered in red-painted wood shingles. The building probably dates to 1959.

Resource Number: 5BL9882  
Temporary Resource Number: 255 Artesian Drive

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With the exception of the small shed-roofed addition on feature 7, all of the buildings are painted tan and have red roofs.

- **Feature 5** dates to 1930 and is a small rectangular stuccoed building associated with the swimming pool. Its dimensions are approximately 15ft x 18ft. It lies on the north side of the pool complex, next to a flight of concrete steps that descend from Artesian Drive into the pool area. It has gabled roof with shaped Art Deco parapets on the gabled ends, and is covered in red asphalt composition shingles. One door opens onto the steps on the west side, and windows are 6-over-6 double hung and feature flower boxes. The building is banked into the hillside, and a small exterior access panel is set into the wall at ground level on the south side. Feature 6, the last remaining observation deck, abuts this building on the east.

**III. FUNCTION**

23. Current Use: RECREATION AND CULTURE / SPORTS FACILITY / OUTDOOR FACILITY
24. Original Use: RECREATION AND CULTURE / SPORTS FACILITY / OUTDOOR FACILITY
25. Intermediate Use(s): N/A

**IV. ARCHITECTURAL HISTORY**

26. Architect: Unknown
27. Builder: Unknown
28. Date of construction: Actual 1906 (pool), 1930 (observation deck and associated building)  
Assessor not recorded Estimate ca. 1939 (feature 7), ca. 1959 (feature 8)  
based on: archival records
29. Modifications: Minor      Moderate      Major X Moved      Date 1939  
Describe Modifications: The south side of the pool complex was rebuilt following the flood of 1938, in which the bank was undercut and the south side of the complex was severely damaged or destroyed. (For reference, see photographs at www.photoswest.org, call numbers X-8167 [before the flood] and X-8149 and X-8154 [after the flood].) Prior to the flood, a covered two-story observation deck surrounded the pool on the north, east, and south sides. The flood washed away the south deck (www.photoswest.org call number X-8161), and it was not rebuilt. The east deck was likely too damaged to salvage, and it was not rebuilt, leaving only the original north deck. In place of the east deck, wood frame buildings, consisting of locker rooms, a bath house, and the resort office, were constructed with wooden parapets (www.photoswest.org call number CHS.X6894). The south deck was not rebuilt, but in its place Jack Fowler constructed a substantial stone retaining wall and picnic (Feature 9) to protect against future floods. The north observation deck still stands, but the roof has been removed for conversion into a sun deck. The buildings constructed in place of the east deck were further destroyed by a fire in 1958, and were subsequently reconstructed in their present appearance.  
Additions and Date: See above descriptions.
30. Associated Contexts and Historical Information: See attachment describing historical background.



Resource Number: 5BL9882

Temporary Resource Number: 255 Artesian Drive

**Historic Architectural Component Form**  
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**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building:

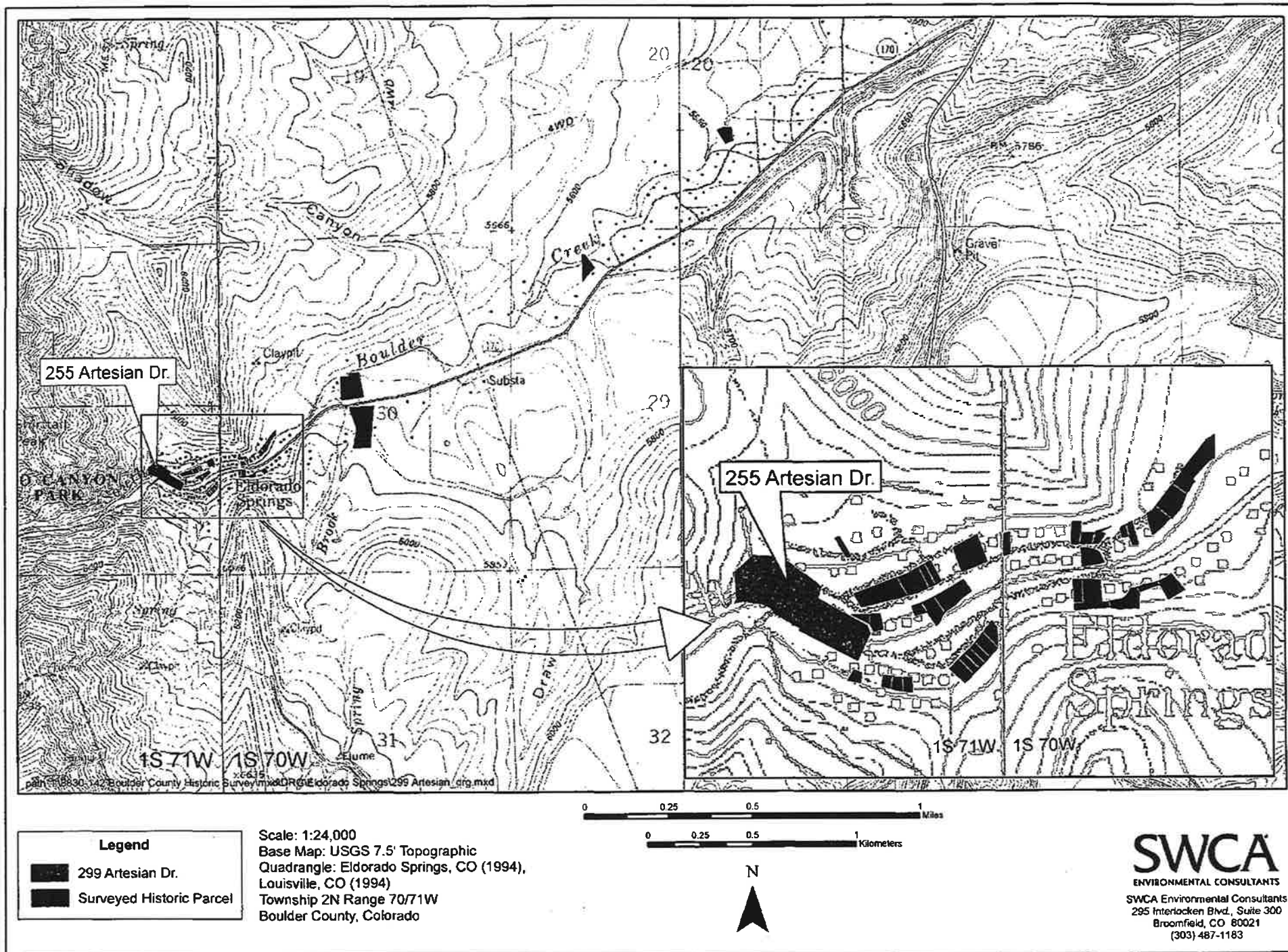
- Anon ND. "Floods." Vertical file ESHSC 755 B.2 F.20, Carnegie Branch Library for Local History, Boulder, Colorado.
- Denver Public Library digital photograph archive (<http://photoswest.org>). Image call numbers X-8167, X-8149, X-8154, X-8161, CHS.X6894.
- Eldorado Springs fire history document collection. Vertical file ESHSC 755 B.2 F.7, Carnegie Branch Library for Local History, Boulder, Colorado.
- Article, "Eldorado Springs Resort Suffers \$8000 Fire Loss." *Rocky Mountain News* 28 Jul 1958:40.
- Article, "Fire Closes Resort Pool." *Denver Post* 28 July 1958:15.

32. Archaeological Potential: Yes ☐ No ☒ Justify: The site has been kept free of trash over the years since the resort was established. Material evidence of pre- and proto-historic occupations is very unlikely, and material remains of historic occupation, which would be related to resort activities, has also likely been removed as well. Given the frequency of flooding and reconstruction resulting from fires, any deposits have more than likely been destroyed.

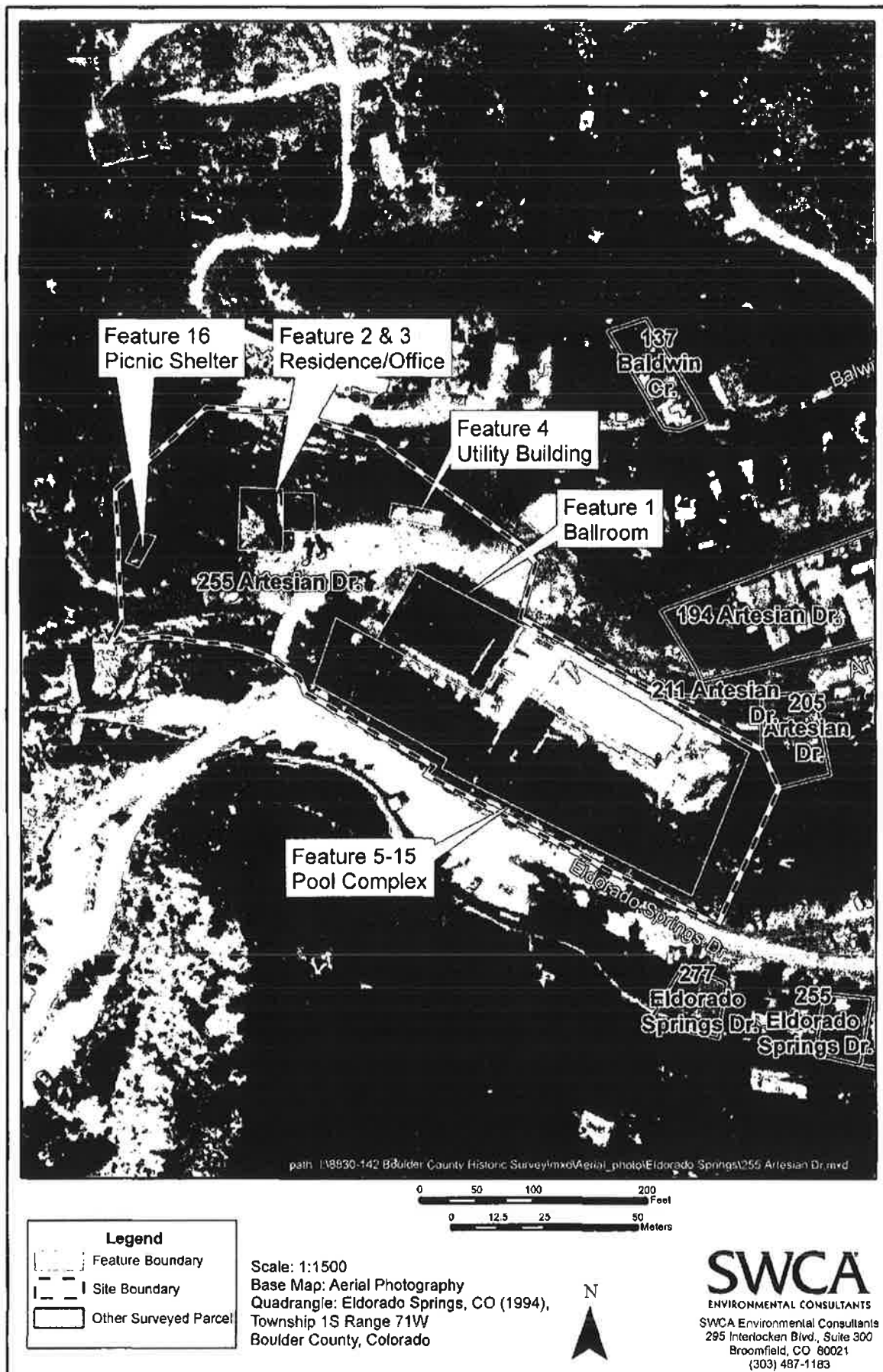
33. Recorder(s): Kathleen Corbett, Shannon Dennison and Lauren Frink

34. Date(s): December 16<sup>th</sup>, 2005

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



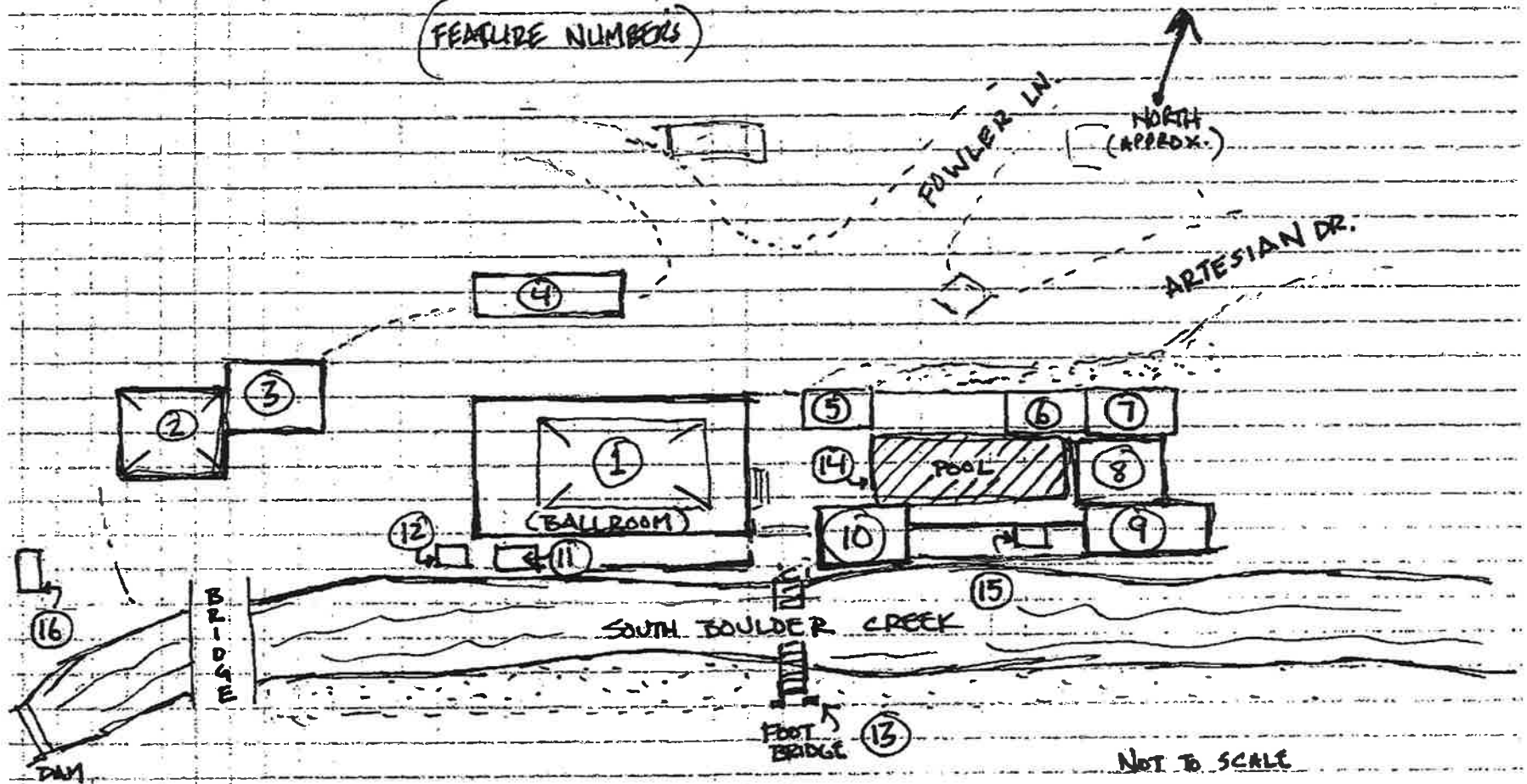
Site Location: 5BL9882, 255 Artesian Dr., Eldorado Springs, Boulder County, Colorado



Site Location : 5BL9882, 255 Artesian Dr., Eldorado Springs, Boulder County, Colorado

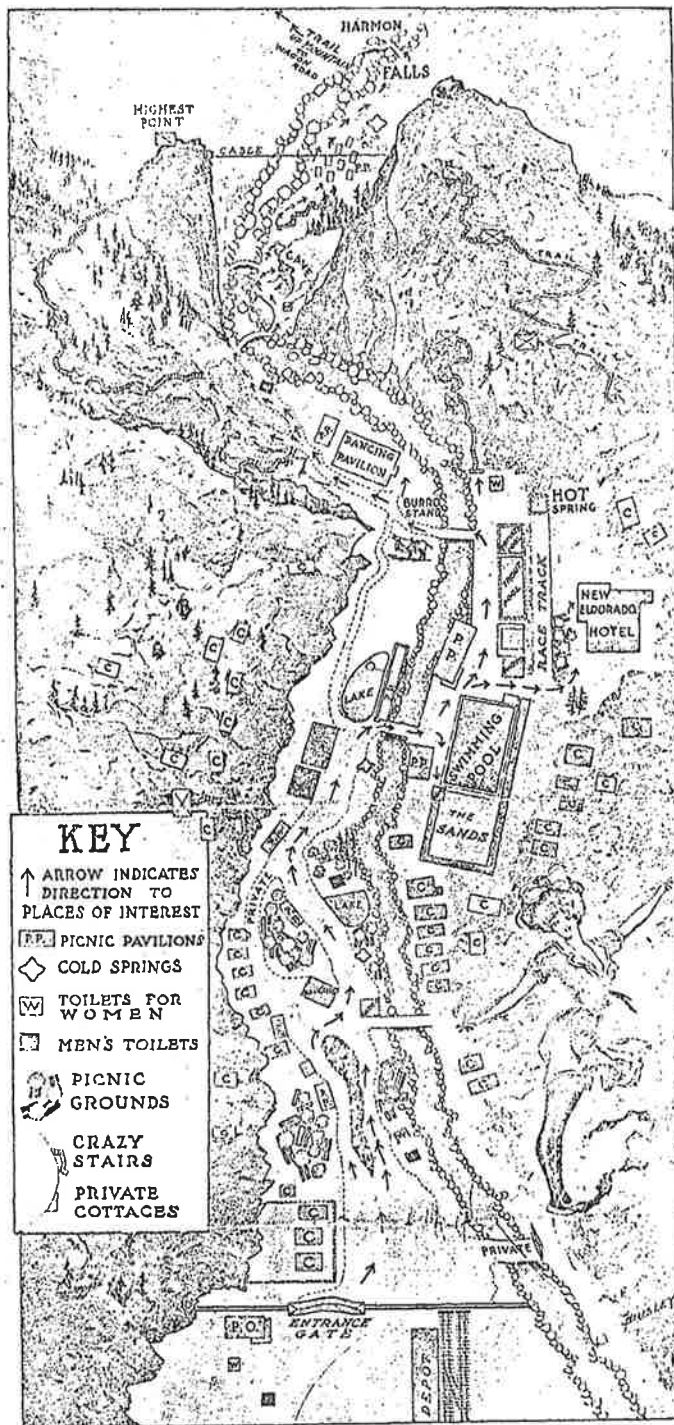
# ELDORADO SPRINGS - POOL/BALLROOM COMPLEX

(FEATURE NUMBERS)



Site Location: 5BL9882  
255 Artesian Drive  
Eldorado Springs, Colorado  
Features 1 - 16

**SWCA**  
ENVIRONMENTAL CONSULTANTS

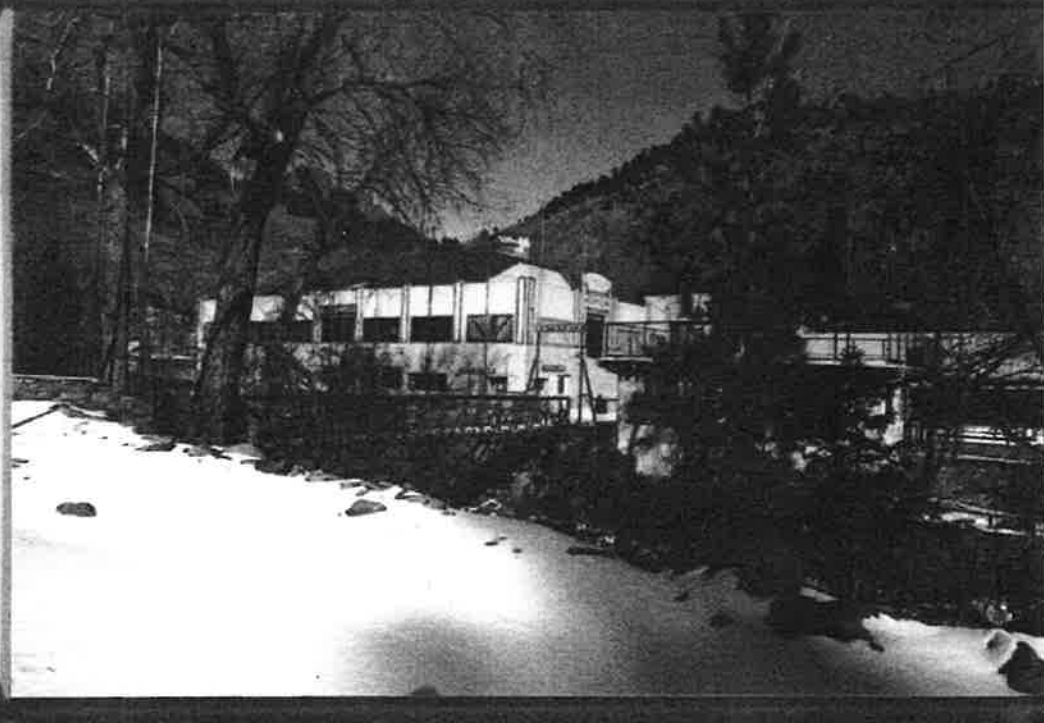


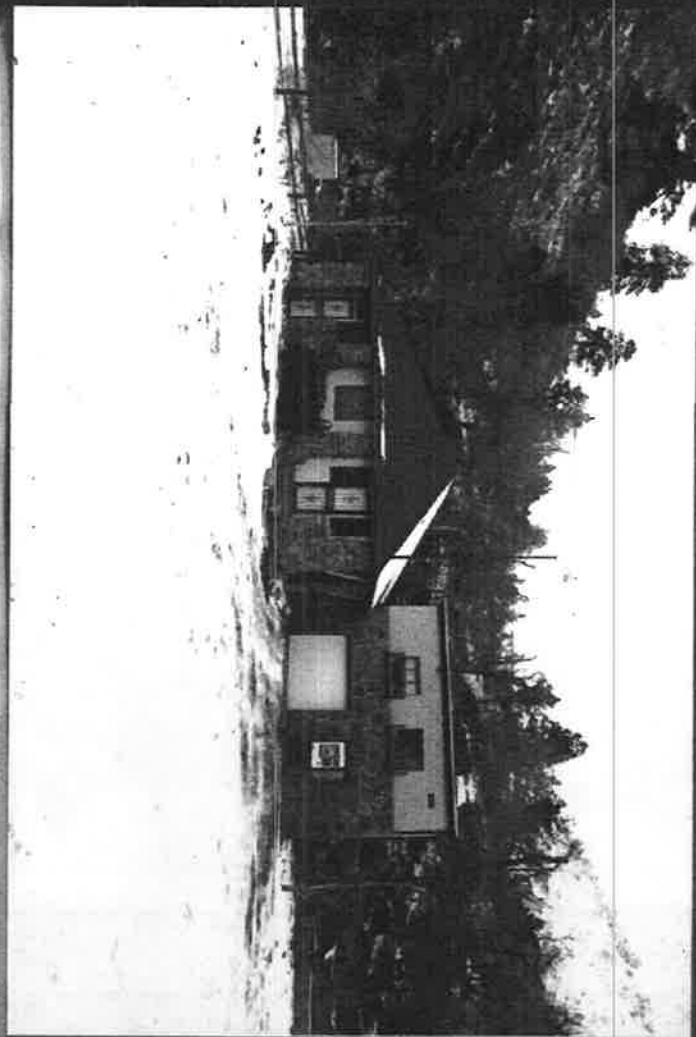
## ELDORADO SPRINGS, COLO.

On the COLORADO & SOUTHERN RY. and THE DENVER AND INTERURBAN ELECTRIC LINE

Meals served at the New Eldorado Hotel, service a la carte, now open.  
 Lunch served at the various restaurants.  
 Eldorado Springs Lots will double in value in a short time.  
 Inquire at office near pool, or at Denver office, 204 Exchange Building,  
 Corner 15th and Arapahoe Sts.

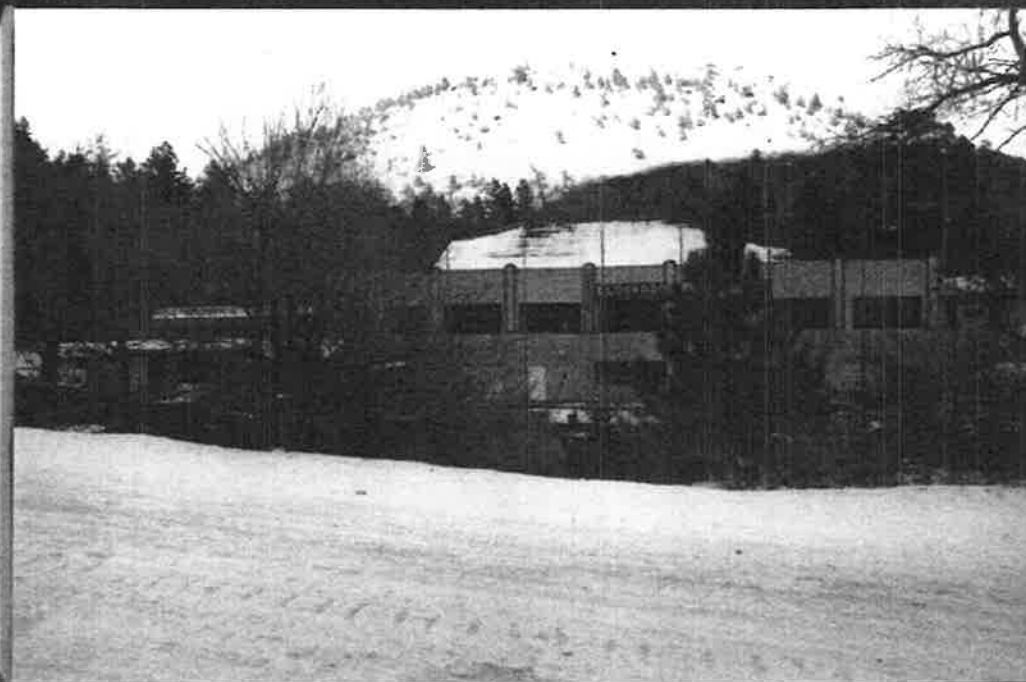
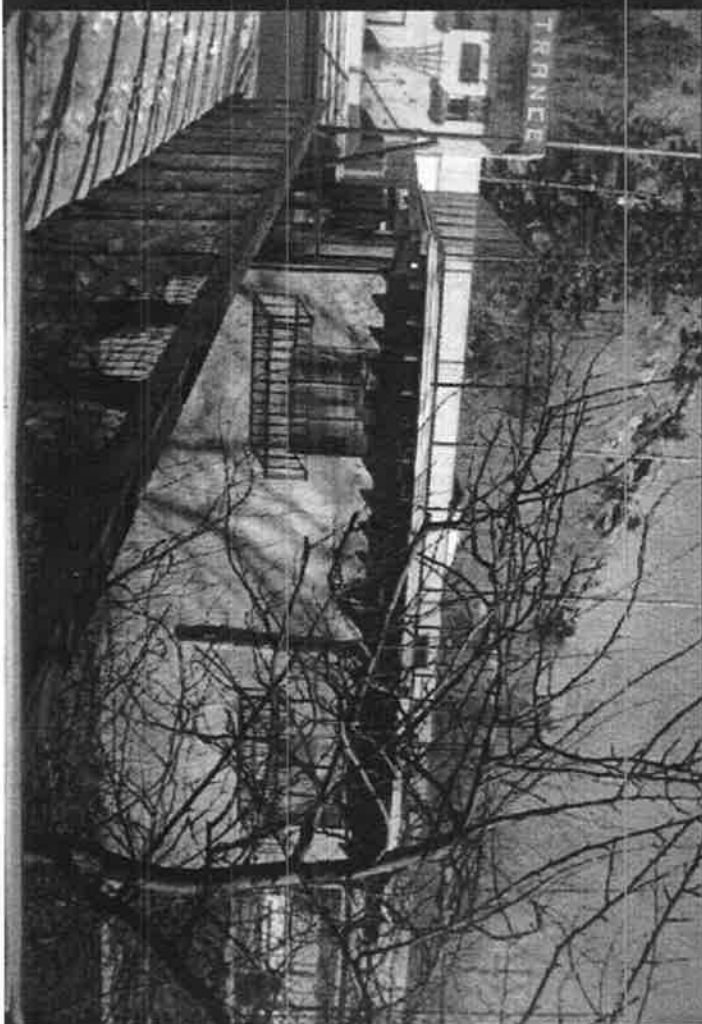


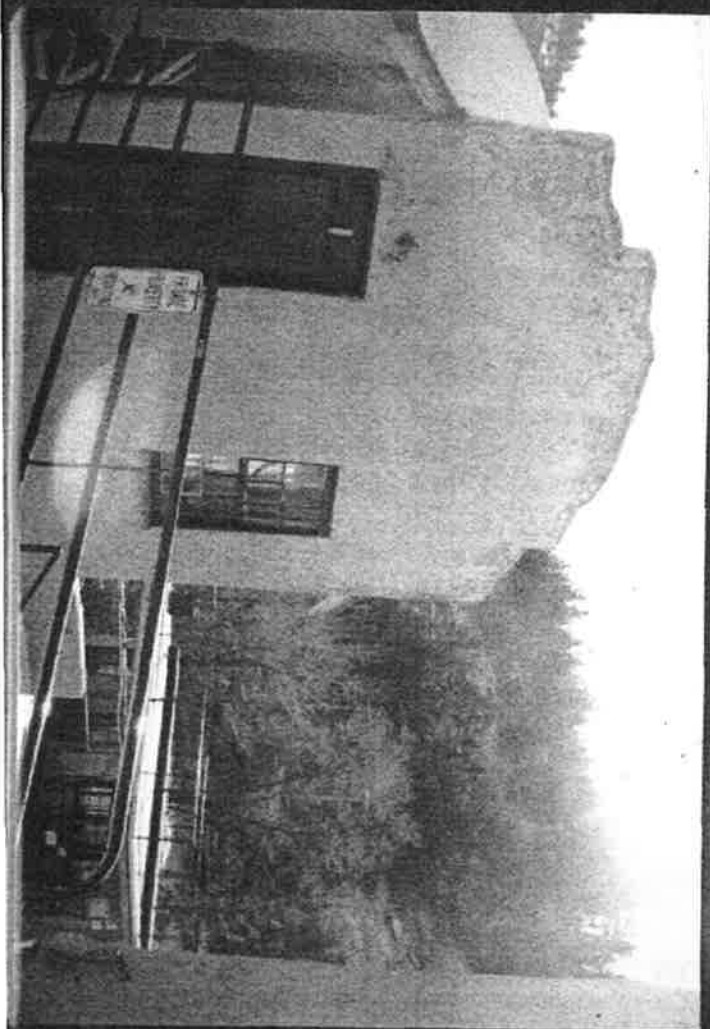




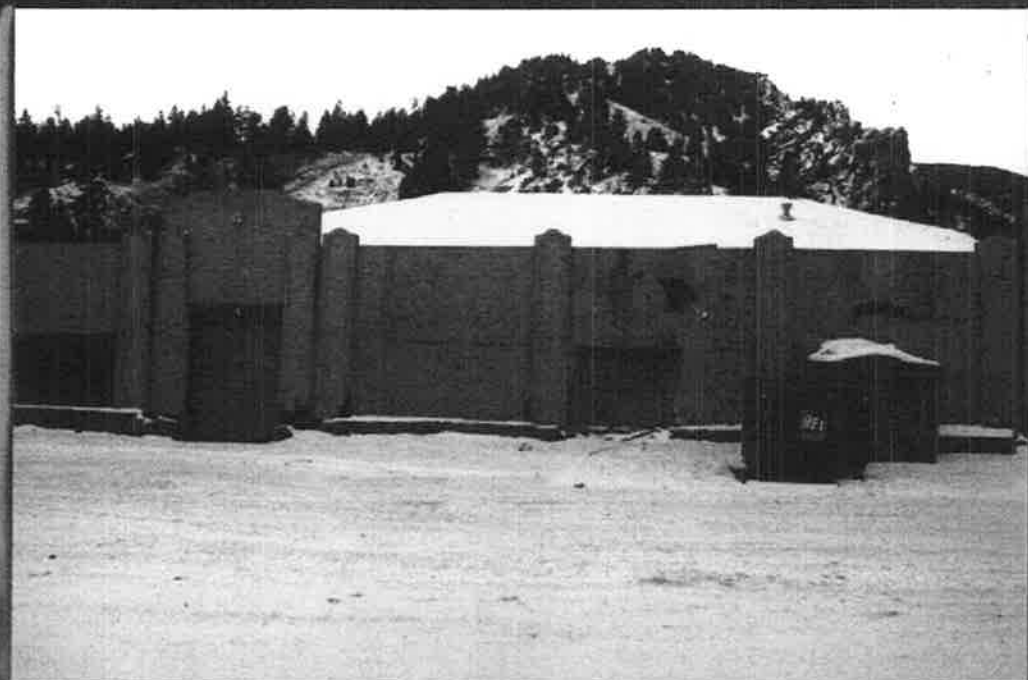


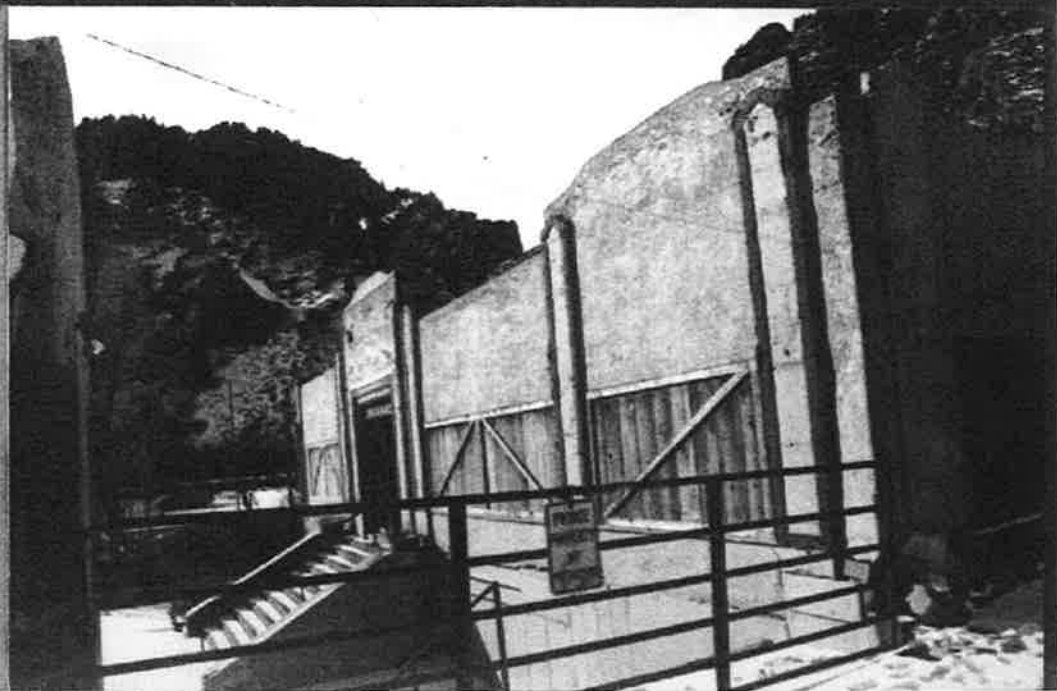
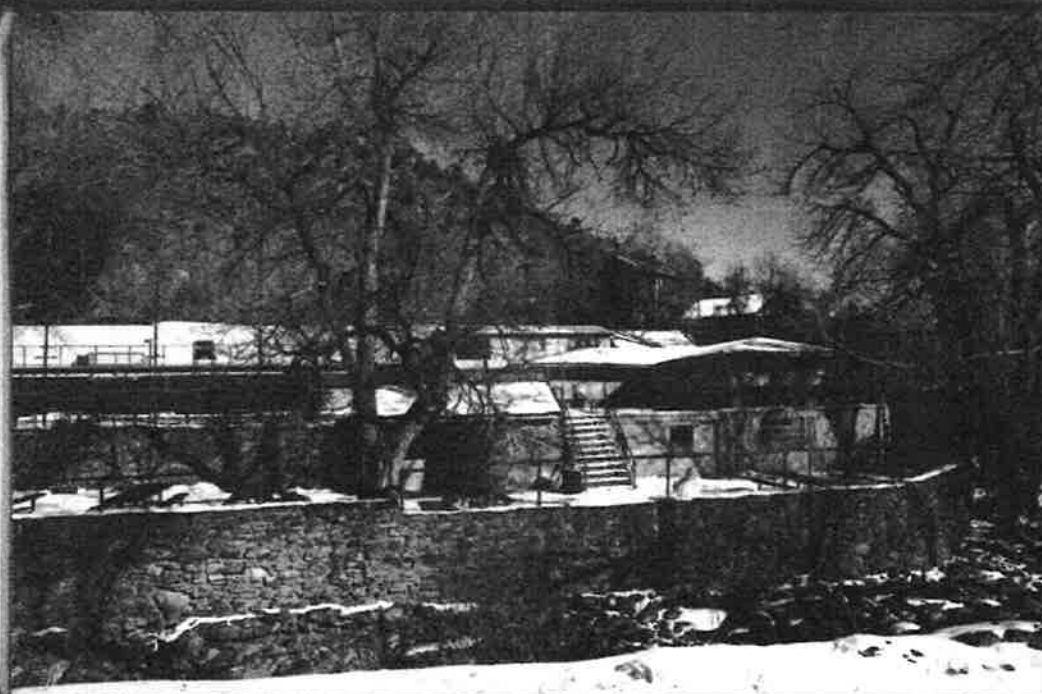
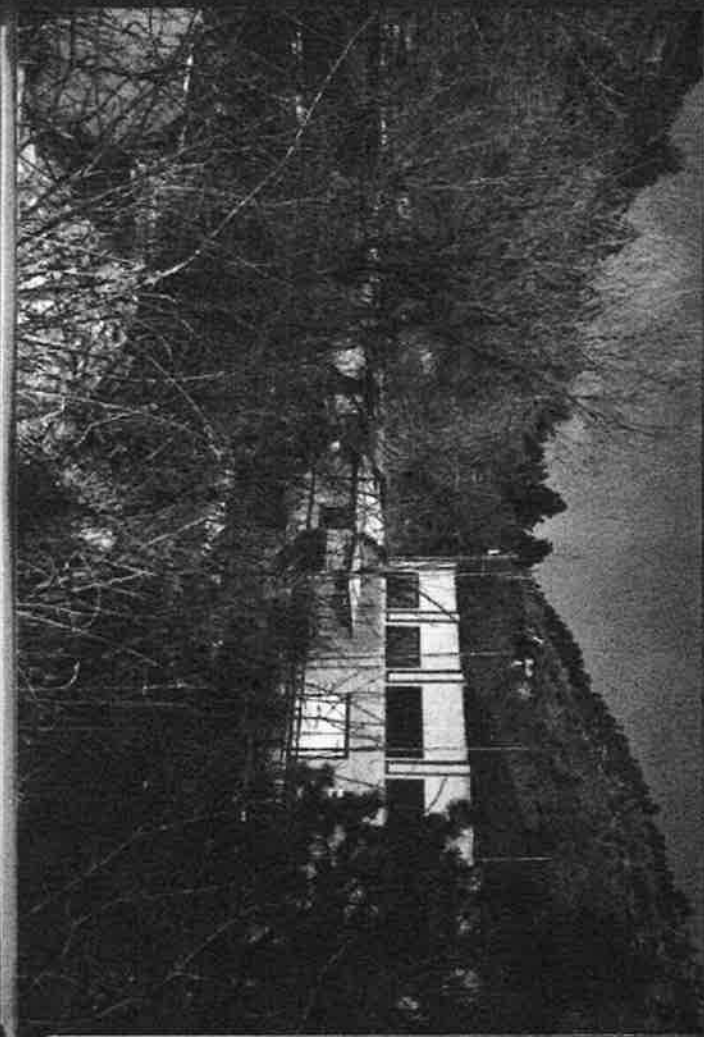


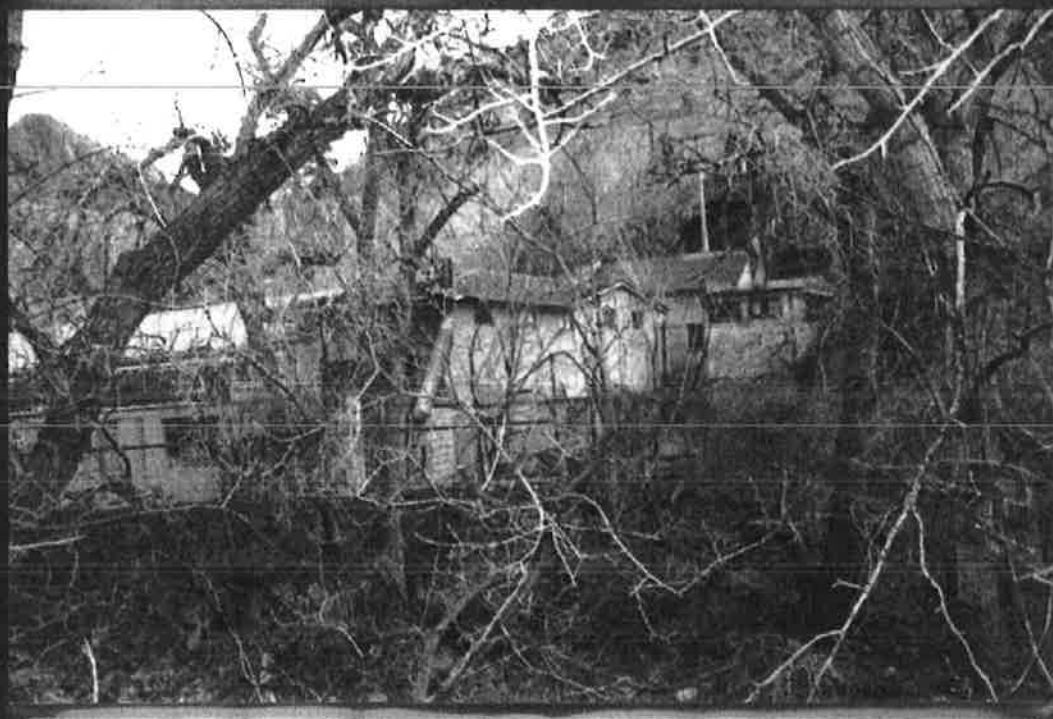




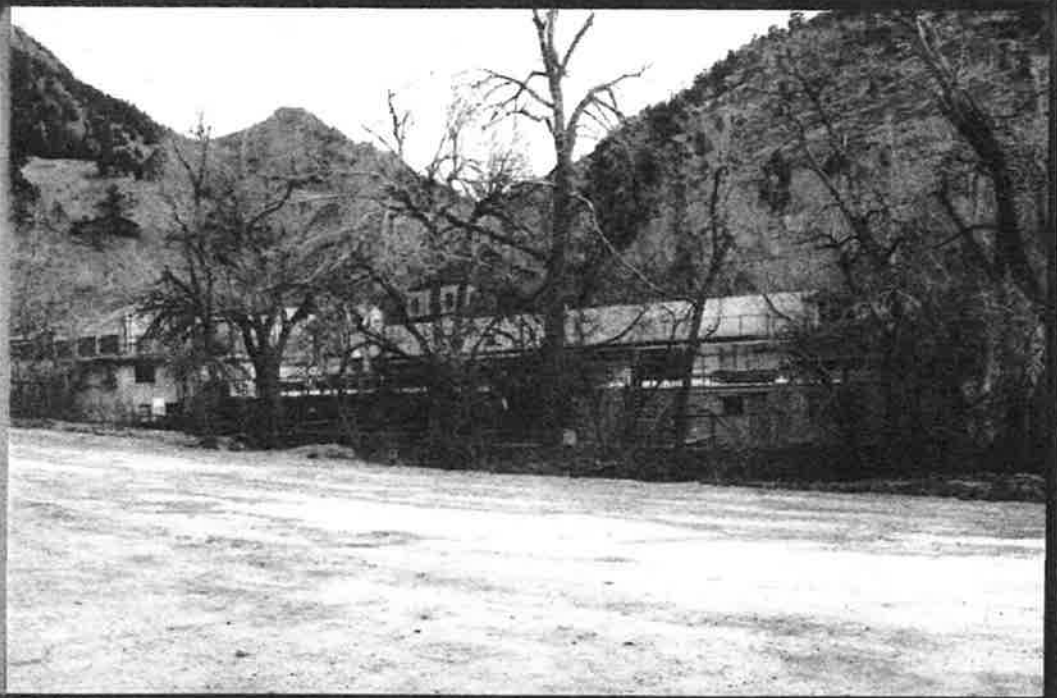
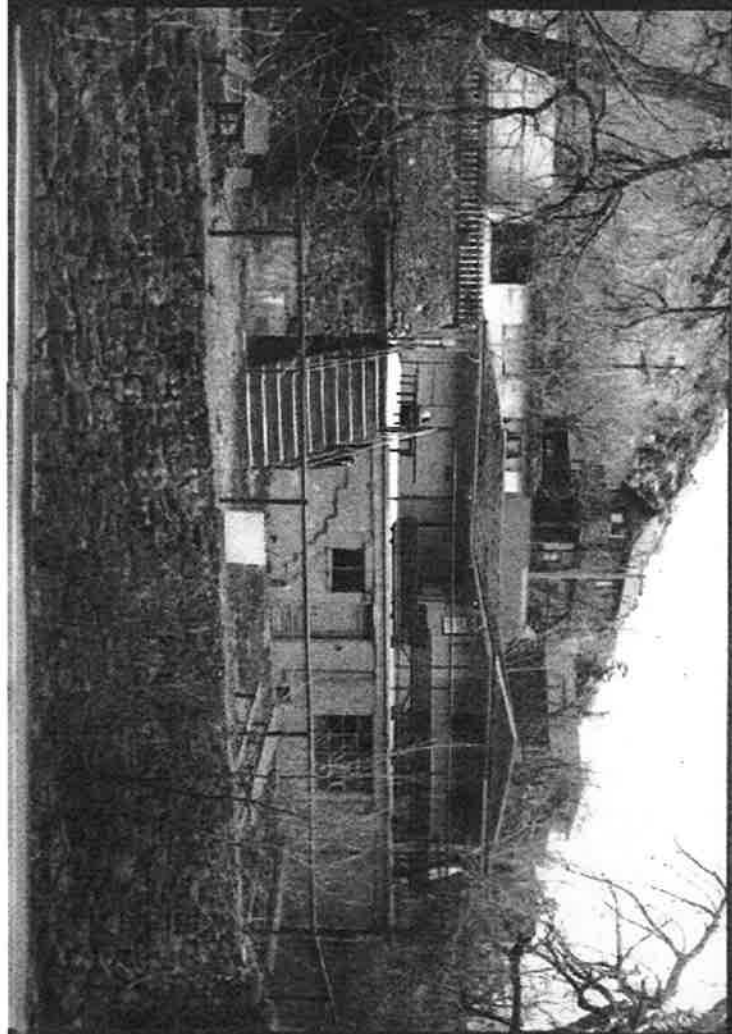


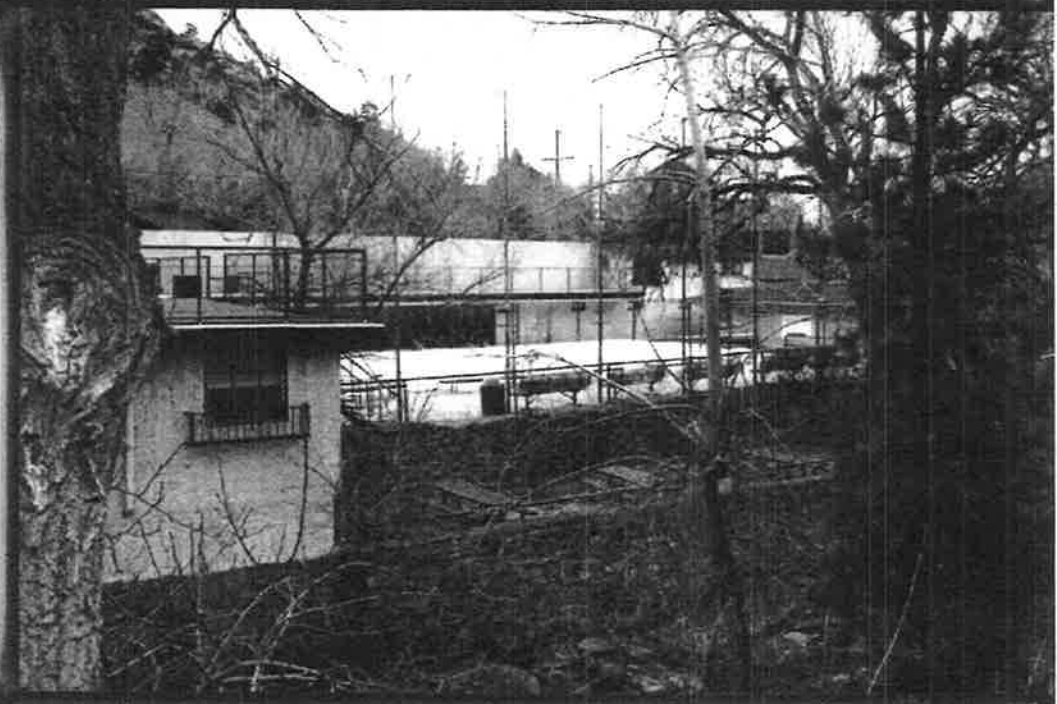
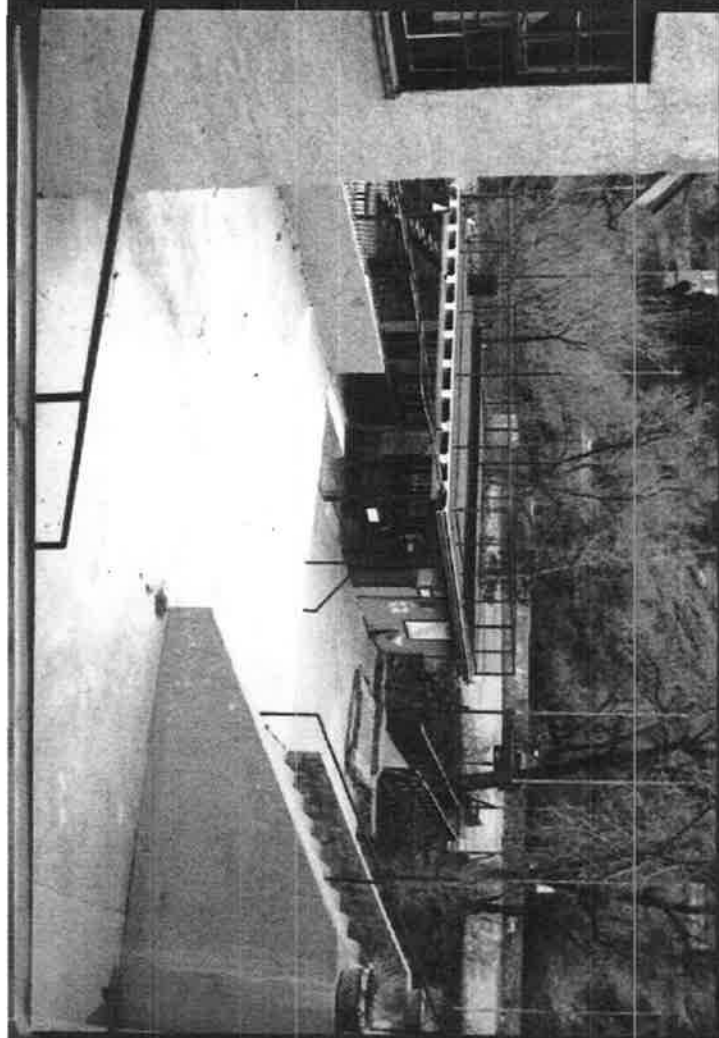




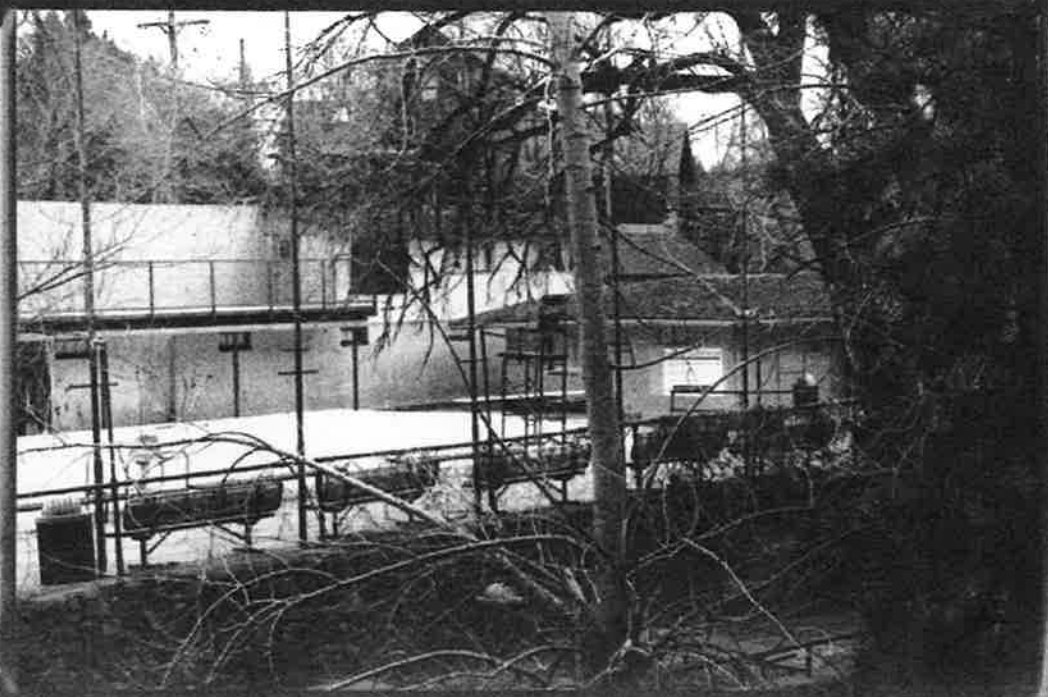
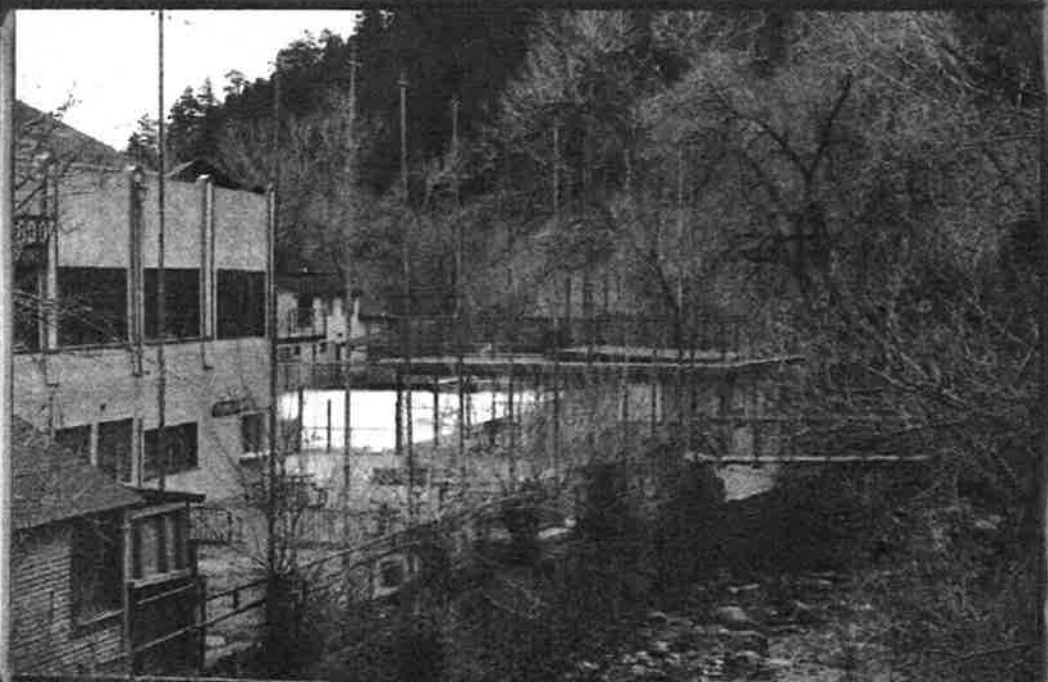
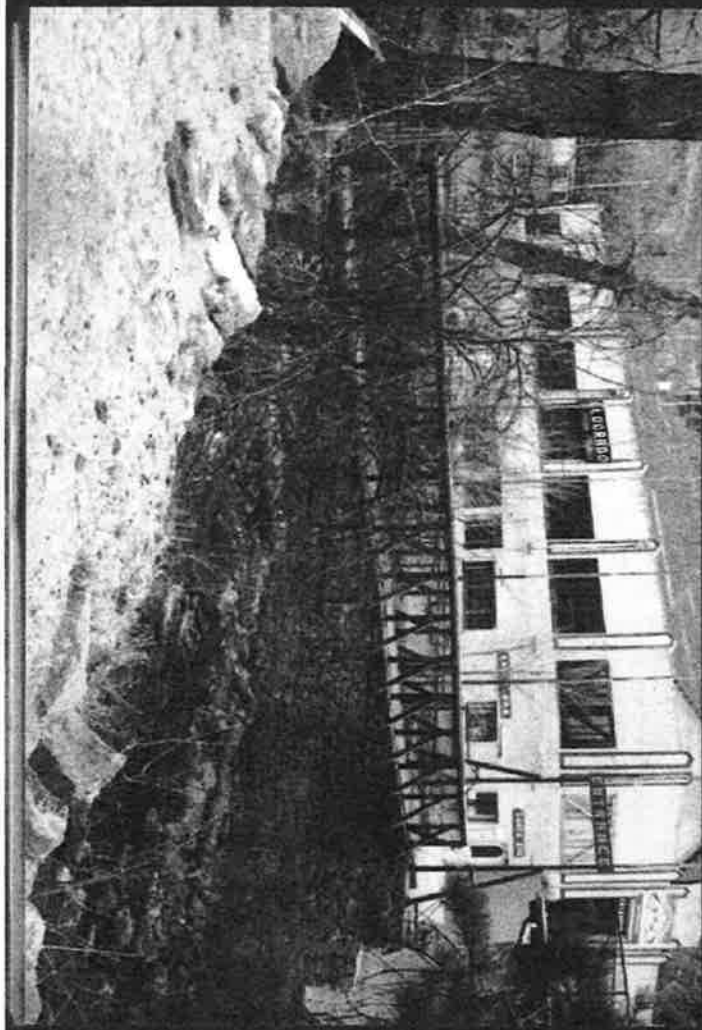
















# Land Use

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](http://www.bouldercounty.org)

## HISTORIC PRESERVATION ADVISORY BOARD PUBLIC HEARING AGENDA ITEM

Thursday, July 12, 2014 - 6:00 PM  
Third Floor Hearing Room,  
Boulder County Courthouse

**STAFF PLANNER:** Sinead O'Dwyer

### Docket CA-18-0013: Hornbaker Residence – Addition

Request: New foundation, new siding, new windows, new doors, and a one-story 1,996-square-foot addition.  
Location: The property is located at 471 Franklin Street in Niwot, in Section 25, Township 2N, Range 70W of the 6th Principal Meridian.  
Zoning: Niwot Rural Community District II (NRCDII)  
Applicant: Laurence Verbeck

### PACKET CONTENTS

Item	Pages
○ Staff Recommendation	1 – 2
○ Application Materials (Attachment A)	A1 – A3
○ CA-14-0002: August 7, 2014 HPAB Minutes (Attachment B)	B1 – B5
○ SPR-14-0085: Approved Site Plan and Elevations which incorporate the changes requested and approved by HPAB (Attachment C)	C1 – C5

### PURPOSE

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

### BACKGROUND

The Hornbaker Residence and outhouse were landmarked in 2010. The residence and outhouse were built in 1907 and was once owned by Doyle Hornbaker who was the owner, editor and publisher of the Niwot Tribune from 1946 until 1958. The house retains a high level of integrity in the Classic Cottage style.

The historic house is about 644 square feet in size and the current owner, Laurence Verbeck, is proposing a renovation for the house including a new foundation, new siding, new windows, new doors, a detached garage, and a one-story 1,996-square-foot addition.

The property went through a Subdivision Exemption (SE) in 2009 and was split from the vacant lot behind it. The SE was approved with conditions that restricted the vacant parcel to a 1,600 square

feet above-grade size limitation for future development and required that the parcel with the historic house (the subject property) be landmarked. The SE did not place a size limitation on the Hornbaker Residence parcel but did ensure that any future proposals would need Historic Preservation Advisory Board (HPAB) approval.

### **CRITERIA FOR APPROVAL OF ALTERATIONS REQUESTED UNDER A CA**

In considering the application for a Certificate of Authenticity, the following criteria shall be considered:

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

### **RECOMMENDATION**

Staff finds the retention of the house and restoration of the original structure are positive steps in maintaining the landmark. The applicant has indicated that the previously approved renovations to the existing residence are proposed as part of this application. The Board previously approved the following renovations: lap siding of the original size, replacement double hung wooden windows of the same size as existing, replacement foundation, and replacement doors. As noted in the previous approval, all materials would need to be approved prior to building permit issuance.

The applicant did not provide any information on the Landmarked outhouse. If demolition or alteration to the outhouse is proposed, those changes would require a certificate of authenticity and approval by HPAB.

Staff has determined that the proposed addition substantially impairs the historic significance of the site. The size and massing of the proposed addition are significantly larger than the existing structure and overshadow the historic house. Staff is also concerned that the new development on the Franklin Street side extends beyond the façade of the historic structure toward Franklin. The length and protrusion of the addition along Franklin further impair the historic resource by making the historic structures visually subordinate to the addition. Staff finds that decreasing length of the facade, and pushing the new development further back from Franklin Street would reduce the overall impression and be more compatible with the character of the historic landmark.

Therefore, staff recommends denial of the current proposal. A supportable application might include a reduction in length of the addition to 42 feet along Franklin, and a further setback from the property line along Franklin, to be more in line with the existing residence. A similar proposal to this application was reviewed by this Board in 2014. The project went through a number of revisions based on similar concerns, as those stated above, and the project was able to gain approval by addressing the concerns.



Historic Preservation Advisory Board (HPAB)  
Applicant; Laurence Verbeck, Architect, property owner.  
Landmarked Residential Property; 471 Franklin St. Niwot, Co.  
April 2018

Re; Certificate of Appropriateness

Narrative

The applicant requests a Certificate of Appropriateness at this 5th review of a proposed addition to the residence.

The existing Historically Landmarked residence is ~644 sq. ft. (above ground, no basement) with an enclosed porch area of ~80 sq. ft., a small wood deck and a small concrete stoop.

The previous granted CA allowed for the renovation of the existing structure including a new foundation (elevating the building 18”), new windows, doors, siding, two covered porched (porches do not count towards residential area) and removal of the enclosed ~80 sf porch, with an addition of 1,914 resulting in a total residential area of 2,558 Sq. Ft.

This proposal includes all of these previously approved renovation elements with an addition of 1,996 sq. ft. in above ground residential area. Total proposed above ground residence:  $644 + 1,996 = 2,610$  sq. ft., with a 250 sq. ft. covered porch.

This proposed plan leaves the existing residence isolated from the addition by use of a “linking element”, the result being the total architectural and visual preservation of the existing structure entirely within the all know County guidelines.

A full basement is contemplated but basements are not a consideration for HPAB.

HPAB provided a CA for an earlier proposal, but the process which directed that proposal and CA was fraught with problems.

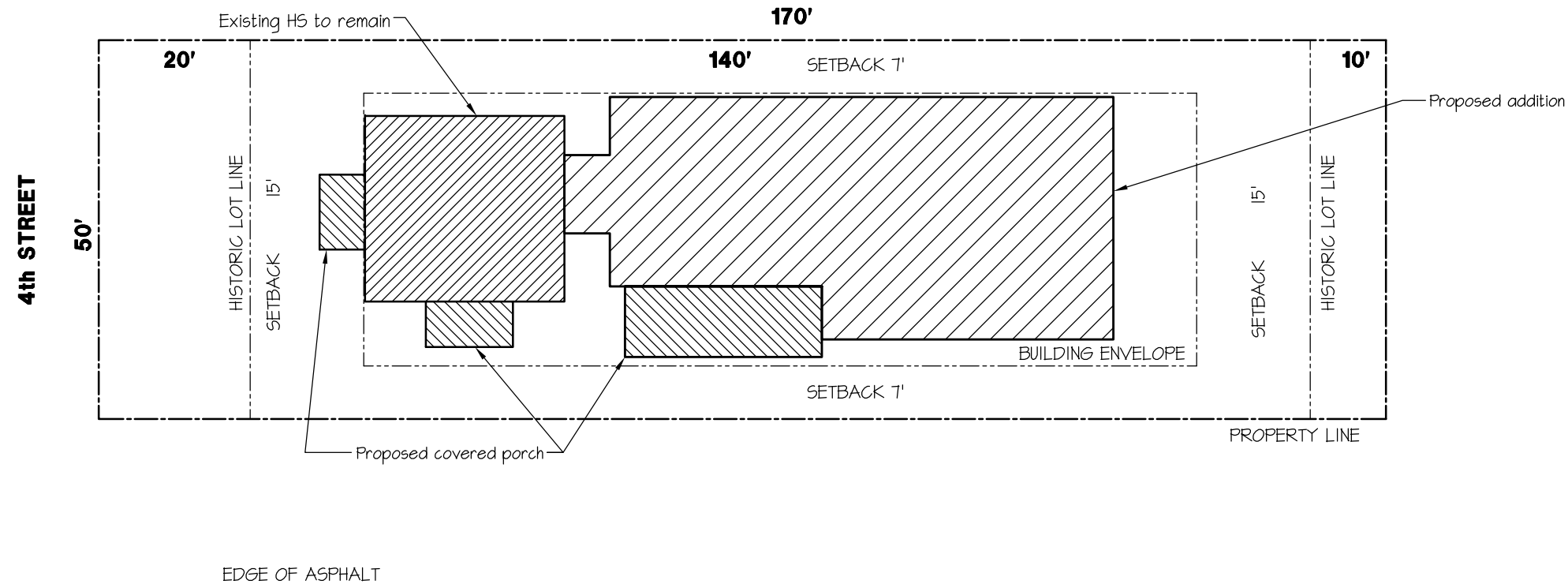
In previous HPAB hearings on this property, County staff Denise Grimm and Jessica Fassica made numerous intentionally false and misleading statements to the Board on codes, laws, and guidelines, with their clear intent of misdirecting the Board to false, unfounded and erroneous conclusions: They were successful.

The applicant has brought to light, in earlier narratives, hearings and else ware, many (but by no means all) of Staffs (and some Board members) aforementioned transgressions. These will not be repeated here. It is the County’s responsibility to identify those false / misleading statements and correct. The applicant here enters into the record, in consideration of this SPR and HAPB review, all previous County actions / applications on this property and 475 Franklin St and all others which may serve as guidance / precedent.

Application materials submitted for review;

1. This Narrative.
2. Two Architectural 11x17 sheets;
  - A100 Site Plan
  - A300 Elevations

**END**



**EXISTING STRUCTURE and ONE STORY ADDITION**

**SITE PLAN**

SCALE: 1/20"=1'-0"

**NOTICE: DUTY OF COOPERATION**  
Release of these plans contemplates further cooperation among the owner, the contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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**471 FRANKLIN ST NIWOT  
HISTORIC RENOVATION / ADDITION**



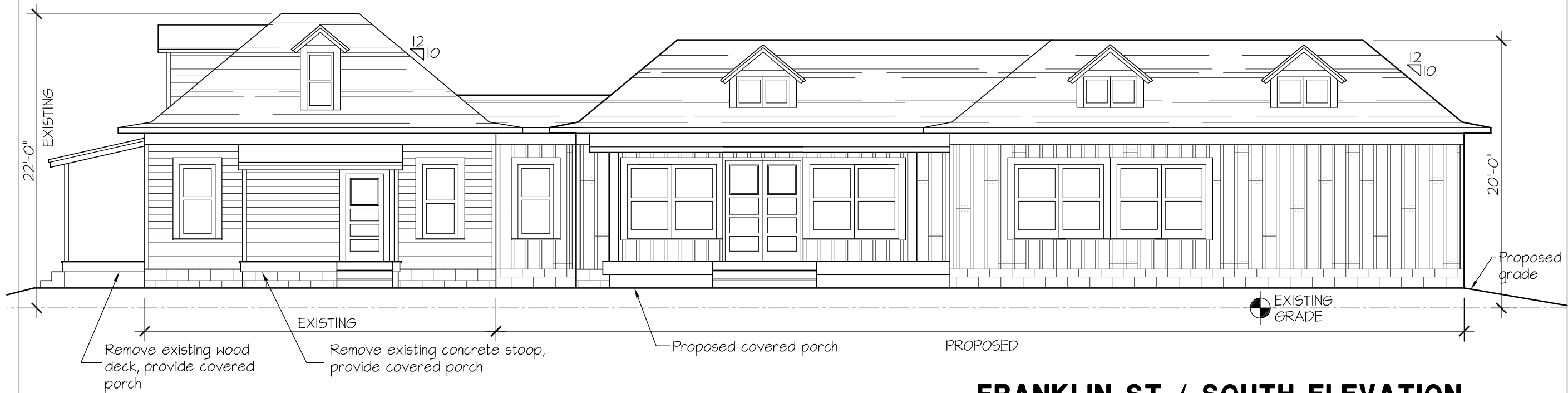
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<b>DATE</b>	May 29 2018
<b>DRAWN</b>	LV
<b>CHECKED</b>	LV

<b>DRAWING PHASE</b>
Historic Review

<b>SHEET TITLE</b>
Site Plan

<b>SHEET NUMBER</b>
---------------------

**A1**



**FRANKLIN ST / SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



**FRONT / 4th STREET / WEST ELEVATION**

SCALE: 1/8"=1'-0"

**NOTICE: DUTY OF COOPERATION**  
Release of these plans contemplates further cooperation among the owner, the contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.  
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**471 FRANKLIN ST NIWOT  
HISTORIC RENOVATION / ADDITION**

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PO Box 1663 Boulder, CO 80306  
303-441-4386  
www.verbeckdesign.com

**JOB NO.:** 14025  
**DATE:** May 29 2018  
**DRAWN:** LV  
**CHECKED:** LV

**DRAWING PHASE**  
Historic Review

**SHEET TITLE**  
Elevations

**SHEET NUMBER**

**A2**





## Land Use

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### BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

**MINUTES**  
**August 7, 2014**  
**6:00 PM**  
**Hearing Room, Third Floor,**  
**County Courthouse, Boulder**

*Approved October 2, 2014*

On Thursday, August 7, 2014, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 7:06 p.m.

Board Members Present: Karen Hagler (chair), James Burrus, Steven Barnard, Rosslyn Scamehorn, Silvia Pettem and George Schusler

Board Members Excused: Diane Lowder and Ilona Dotterer

Staff Present: Denise Grimm, Jessica Fasick, Dale Case and Alicia Lombardi, Land Use; Kathrine Parker, County Attorney

Interested Others: 2

#### 1. CITIZEN PARTICIPATION

None.

#### 2. MINUTES

Approval of the July 10, 2014 Historic Preservation Advisory Board Minutes:

**MOTION:** Rosslyn Scamehorn **MOVED** to approve the July 10, 2014 minutes as amended.

**SECOND:** Silvia Pettem

**VOTE:** Motion **PASSED** unanimously

### 3. BUILDING PERMIT REVIEW FOR STRUCTURES 50 YEARS OR OLDER

None.

### 4. CERTIFICATES OF APPROPRIATENESS

#### a. Docket CA-14-0002: Hornbaker Residence – renovations

Request:	New foundation, new siding, new windows, new doors and an addition
Location:	The property is located 471 Franklin Street in Niwot, in Section 25, Township 2N, Range 70W of the 6th Principal Meridian.
Zoning:	Niwot Rural Community District II (NRCDII)
Owner/Applicant:	Laurence Verbeck
Agent:	Ed Byrne

Staff members, Jessica Fasick and Denise Grimm, gave the staff presentation. The Hornbaker Residence was landmarked in 2010. It was built in 1907 and was once owned by Doyle Hornbaker who was the owner, editor and publisher of the Niwot Tribune from 1946 until 1958. The house retains a high level of integrity in the Classic Cottage style.

The historic house is about 644 sq.ft. in size and the current owner, Laurence Verbeck, is proposing a renovation for the house including a new foundation, new siding, new windows, new doors, a detached garage, and a one-story 1,227 sq.ft. addition.

The property went through a Subdivision Exemption (SE) in 2009 and was split from the vacant lot behind it. The SE restricted the vacant parcel to a 1,600 sq.ft. above-grade size limitation for future development and required that the parcel with the historic house (the subject property) be landmarked. The SE did not place a size limitation on the Hornbaker Residence parcel but did ensure that any future proposals would need HPAB approval.

A subcommittee of HPAB first met with the applicant on May 15<sup>th</sup> at which time the subcommittee and staff agreed that the proposed addition was not appropriate for the landmark. They recommended the garage be detached, the proposed addition be no more than 4' higher than the historic house, and a connecting section be used between the historic house and the new addition to help differentiate the two.

The subcommittee also considered the proposed renovations to the historic house. They agreed the siding could be replaced with lap-siding of the original size, and the windows were okay to be replaced with wooden, double-hung windows of the same size. The subcommittee was fine with the doors being replaced but wanted to approve final designs at a later date. And the subcommittee was okay with the foundation being replaced but was concerned with the new foundation being 18" higher than the original foundation.

The applicant brought two new proposals to a full board meeting of HPAB on June 5<sup>th</sup>. HPAB agreed that the proposed renovations to the Hornbaker House, including new siding, new windows, new

doors, and a new foundation, were appropriate. HPAB, however, rejected the two proposals overall in a unanimous vote (8-0) for not meeting the criteria for a Certificate of Appropriateness because both addition proposals were found to be too large and would impair the historic significance of the Hornbaker House.

A second subcommittee of HPAB met with the applicant on June 19<sup>th</sup> to go over a new proposal. The subcommittee did not unanimously support the new proposal and therefore the new proposal was rejected.

## RECOMMENDATION

Staff feels that the proposed alterations to the historic Hornbaker House will restore its significant features, and the proposed addition and garage do not overwhelm the historic house. The proposed addition is lower in height than the previously submitted proposal by 2 feet, and it is also smaller in footprint. The new proposed addition is 42 feet in length and 30 feet in width whereas the previous proposal was around 52 feet in length and 32 feet in width. The porch on the south side of the proposed addition is 22 feet long whereas the last submission was around 27 feet long. However, the connecting element increased in length from around 6 feet to 8 feet.

Staff is concerned the proposed porch on the south side of the new addition extends too far south, and by having it nearly in line with the porch on the historic house, it gives the appearance of two separate dwelling units. Therefore, staff recommends approval of the most recent proposal dated August 7, 2014, with a height limit on the addition of 18 feet, a length no more than 42 feet, a width no more than 30 feet, and with the condition that the proposed porch on the south side of the new addition be at least three feet behind the porch on the historic house.

Staff would like to stress to the applicant that this project is still subject to the Site Plan Review process and that any approval by HPAB does not guarantee the same approval through Site Plan Review. Further, all building permits for this property will be reviewed by preservation staff and possibly HPAB to ensure adherence with any approved Certificate of Appropriateness.

Staff would also like to make it clear that historic grant funds may be available to assist in the rehabilitation of the original Hornbaker House in 2015.

Applicant, Lawrence Verbeck and Agent, Ed Byrne, PC, were available to answer questions.

## OPEN PUBLIC COMMENT

Jesse Parker – 7923 Neva Road

## CLOSE PUBLIC COMMENT

**MOTION:**     **James Burrus MOVED that HPAB Approve Docket CA-14-0002: Hornbacker Residence - renovations as amended and outlined by staff (see below).**

**1) Leaving the porches as they have been proposed.**

**2) Allowing a 2 foot higher roof to achieve a nicer roof pitch.**

**3) Use of lap siding on the addition between 5" & 7" exposure of the Hardieboard variety.**

**SECOND: George Schusler**

**VOTE: Motion PASSED unanimously**

## **5. REFERRALS**

### **a. Docket TBD: Bull House**

Request:	Preliminary feedback on eligibility for landmark status
Location:	324 Granite Drive
Zoning:	Forestry (F)
Applicant:	Molly Kingston and Kurt Althen
Agent:	Rick Petersen

Staff member, Jessica Fasick, gave the staff presentation. The role of the Historic Preservation Advisory Board (HPAB) is to make a preliminary determination whether or not the property meets the criteria for landmark designation.

Staff was contacted by the architect, Rick Petersen, who requested information about the historic review process because the house is over 50 years old. At this time, the architect and owners have not submitted a formal application but they have met with staff to discuss a possible remodel including an addition. Any application for Site Plan Review or a building permit would require this historic review. Because they have not submitted an application, only preliminary feedback can be given and not a formal determination. An historic site survey is available in draft form.

The house dates to 1962 and was built in the Modern-movement style of a Ranch punctuated by a modified A-frame. The house was apparently built by John Wittemyer, presumably of the prominent Wittemyer family who ranched up Sunshine Canyon and created the Seven Hills subdivision. The house was bought in 1966 by Storm and Ellen Cross Bull and occupied by them until 1996. Storm Bull, who came from a family of musicians, was a notable pianist, composer and CU professor of music. Ellen Cross Bull was a contributor to the Daily Camera and Denver Post for foreign travel and architecture.

The house appears to have had one major renovation. The original carport on the south end of the house was enclosed and a sunroom was added above it, extending the front façade to the left.

### **RECOMMENDATION**

Staff recommends that HPAB find the residence ineligible for landmark designation.

### **OPEN PUBLIC COMMENT**

None.

### **CLOSE PUBLIC COMMENT**

**MOTION: George Schusler MOVED that HPAB find the residence docket TBD:**

**Bull House ineligible for landmark designation**

**SECOND: Roslyn Scamehorn**

**VOTE: Motion PASSED unanimously**

**7. OTHER BUSINESS**

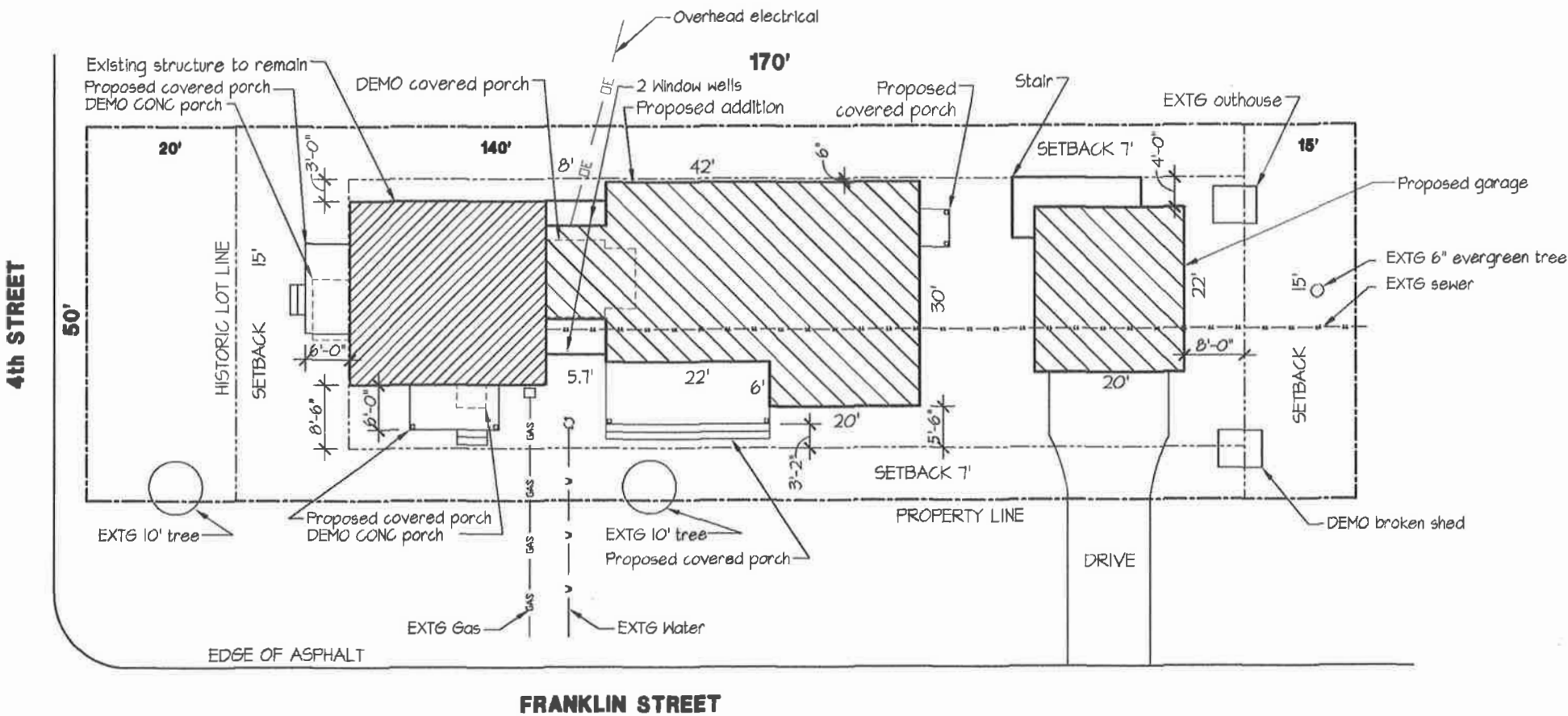
- a. Jessica is still working to set up the Hessie Cabin/Rollins pass field trip on August 26<sup>th</sup> or 27<sup>th</sup> (this will be a full day trip).
- b. Staff is looking to set up a site visit/sub-committee to 785 Eaton in the coming days. Please keep an eye out for an email from Jessica.
- c. Karen Hagler gave an update on Johnson's Corner and the grant funds which have been approved by the state historic society for updated drawings, restoration of the roof, constructing a dry zone and mothballing the openings.
- d. Denise Grimm gave an update on the Fourmile Creek Planning project.

**1. ADJOURNED**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:06 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.*





**SITE PLAN**  
SCALE: 1"=20'

1  
A100

SITE PLAN REVIEW August 2014

471 FRANKLIN ST NIWOT  
HISTORIC RENOVATION / ADDITION

**VDS**  
VERBECK DESIGN STUDIOS INC.  
Architecture, Planning, Interiors  
PO Box 1665 Boulder, Co 80306  
303-441-1886  
info@verbeckdesign.com

JOB NO.: 14025  
DATE: 18 August 14  
DRAWN: LV  
CHECKED: LV

DRAWING PHASE

SHEET TITLE

Site Plan

SHEET NUMBER

A100

A100

A100

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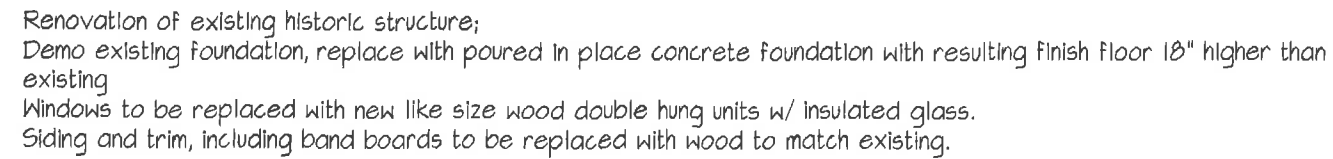
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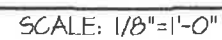
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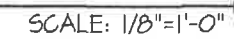
SCALE: 1/8"=1'-0'

1  
A300



2

A300



32

A300

SITE PLAN REVIEW August 2014

471 FRANKLIN ST NIWOT  
HISTORIC RENOVATION / ADDITION

**VERBECK DESIGN STUDIOS INC.**  
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PO Box 1663 Boulder, CO 80506  
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[www.verbeckdesign.com](http://www.verbeckdesign.com)

JOB NO.	14005
DATE	18 August 14
DRAWN	LV
CHECKED	LV

### DRAWING PHASE

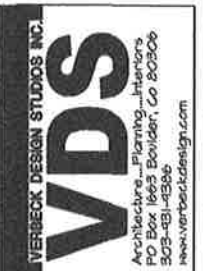
<b>SHEET TITLE</b>
Elevations

SHEET NUMBER
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# A300



**471 FRANKLIN ST NIWOT  
HISTORIC RENOVATION / ADDITION**



JOB NO.	14005
DATE	15 August 14
DRAWN	LV
CHECKED	LV
DRAWING PHASE	
GFR	
SHEET TITLE	
Elevations	
SHEET NUMBER	
A310	



SCALE: 1/8"=1'-0"

1

A320



SCALE: 1/8"=1'-0"

2

A320



SCALE: 1/8"=1'-0"

3

A320



SCALE: 1/8"=1'-0"

4

A320

SITE PLAN REVIEW August 2014

**471 FRANKLIN ST NIWOT  
HISTORIC RENOVATION / ADDITION**

**VERBECK DESIGN STUDIOS INC.**  
**VDS**  
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JOB NO.:	14005
DATE:	18 August 14
DRAWN:	LV
CHECKED:	LV

## DRAWING PHASE

SHEET TITLE

Elevations

SHEET NUMBER

# A320

