



# 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, December 6, 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. Landmark:
  - a. **Docket HP-18-0008: Mertel/McLean Cabin**  
Request: Boulder County Historic Landmark Designation  
Location: 0 Los Lagos Reservoir Drive, parcel # 158300400016, in Section 26, Township 1S, Range 73W of the 6th Principal Meridian.  
Zoning: Forestry (F) District  
Owner/  
Applicant: Bow McLean
5. Referral:
  - a. **Docket SE-18-0015: Vosper Boundary Line Adjustment**  
Request: Boundary Line adjustment to shift the boundary of 6897 and 6907 Marshall Drive north of the existing shed and residence on 6907 Marshall Drive. This Boundary Line Adjustment will resolve non-conforming structures in the setback on 6897 Marshall Drive and allow the owners to address drainage issues impacting their property.  
Location: 6897 & 6907 Marshall Drive, approximately 2.3 miles east of the intersection with SH 93 and Marshall Drive, in Section 14, Township 1S, Range 70W.  
Zoning: Agricultural (A) District  
Applicants/  
Owners: Mipham Jt & Tseyang P Mukpo and Estate of Bruce R. Johnson  
Agents: Steve Vosper and Russell K. Osgood
6. Landmark Eligibility Determination:
  - a. **Docket HP-TBD: Clark Farm**  
Request: Preliminary determination of landmark eligibility  
Location: 9511 Vermillion Road, in Section 16, Township 3N, Range 69W of the 6th Principal Meridian.

Zoning: Agricultural (A) District  
Owner/  
Applicant: Boulder County Parks and Open Space

**b. Docket HP-TBD: Zapf Farm**

Request: Preliminary determination of landmark eligibility  
Location: 6412 Hygiene Road, in Section 35, Township 3N, Range 70W of the 6th  
Principal Meridian.  
Zoning: Agricultural (A) District  
Owner/  
Applicant: Boulder County Parks and Open Space

7. Presentation of Caribou Ranch – Sherwood Gulch and Upper Sherwood Gulch Cultural Resource Survey by Carol Beam of Parks and Open Space
8. Other Business



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## BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES  
August 2, 2018  
6:00 PM  
Hearing Room, Third Floor,  
County Courthouse, Boulder

**DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT**

On Thursday, August 2, 2018, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 6:35 p.m.

Board Members Present: Jim Burrus - chair, Marissa Ferreira, Chuck Gray, Rosslyn Scamehorn, Jason Emery, and Caitlin McKenna

Board Members Excused: Ilona Dotterer, Stan Nilson, and George Schusler

Staff Present: Denise Grimm, Jessica Fasick, Angela Gaudette, Charlene Collazzi, Land Use

Interested Others: 2

### 1. CITIZEN PARTICIPATION

None.

### 2. MINUTES

Approval of the July 12, 2018 Historic Preservation Advisory Board Minutes:

**MOTION:** Charles Gray **MOVED** to approve the July 12, 2018 minutes as submitted.

**SECOND:** Rosslyn Scamehorn

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

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

None.

### 4. LANDMARKS

#### a. Docket HP-18-0007: Spackman-Corruccini House

Request: Boulder County Historic Landmark Designation of the residence  
Location: 785 Flagstaff Road, in Section 36, Township 1N, Range 71W of the 6th Principal Meridian.  
Zoning: Forestry (F) Zoning District  
Owner/  
Applicant: ELIPHYL LLC  
Agent: Michael Folwell

Staff member, Denise Grimm, gave the presentation. An application for landmark designation of the house has been submitted by Michael Folwell, the agent for the owners, ELIPHYL LLC. The application is for the original residence and the retaining wall and does not include the site.

The house dates to 1951 and was designed by lauded local architect James M. Hunter. Hunter came to Boulder in 1936 to work for Glen H. Huntington, the architect of the courthouse. Hunter went on to design several prominent buildings in Boulder including the original wing of the Boulder Public Library, the Boulder Municipal Building, and the Masonic Lodge which is the new Museum of Boulder. Hunter was also an architect and planner for several college campuses including CSU, and he helped create the architecture program at CU.

The house was built in the Usonian architectural style, a style created by Frank Lloyd Wright in the 1930s. Several of the characteristics of the Usonian Style are found in the Spackman-Corruccini House including a close relationship with the environment, a flat roof, large eaves, natural-appearing wood, stone used outside and continuing inside, and ribbon windows.

The house was commissioned by William and Mary Spackman. Mr. Spackman was a CU professor of the classics who went on to publish five novels. The second owners of the house, Robert and Mildred Corruccini, owned it for 58 years. Mr. Corruccini was a physicist at the National Bureau of Standards for nearly 30 years. The Spackmans and the Corruccinis exemplify the type of owners who supported the Modern architectural movement in Boulder and allowed it to flourish.

The house appears to have had at least two additions. An enclosed porch was added to the south side of the house, and a larger 2-story addition was added to the north end of the front façade which obstructed the view of the stone chimney and added a small garage behind the stone retaining wall.

On May 1, 2014, HPAB did a preliminary review of the house and unanimously agreed that should a landmark application be submitted, the house should be considered eligible for landmark status. Between 2014 and 2017, several different proposals for the property were reviewed by both HPAB and staff. On December 6, 2017, a subcommittee of HPAB approved a proposal for the removal of the 2nd-floor addition on the northeast corner of the house, the removal of the enclosed-porch addition, a reconfiguration of the garage addition, and a new addition of 3,132 sqft. The approved

design was supportable because it retained the most important elements of the original James Hunter design which include the overhang unobstructed by the addition, and the stone wall. A Site Plan Review that exceeded the size presumption for the property was consequently approved with a condition that the original house be landmarked.

## **SIGNIFICANCE**

The residence qualifies for landmark designation under Criteria 1, 4 and 5.

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

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

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

The structure is significant as an example of the Usonian style.

Criteria 15-501(A)(5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;

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

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-18-0007: Spackman-Corruccini House** under Criteria 1, 4 and 5 and subject to the following conditions:

1. Alteration of any exterior feature of the structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required). Review of the current proposed addition approved through SPR-18-0022 does not need a CA as it has already been considered and 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.)

## **OPEN PUBLIC COMMENT**

- Michael Piche, Plan B Architects

## **CLOSE PUBLIC COMMENT**

**MOTION:** Jason Emery **MOVED** that HPAB **APPROVE** and recommended that the Board of County Commissioners **APPROVE** Docket HP-18-0007: Spackman-Corruccini House.

**SECOND:** Rosslyn Scamehorn

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

## 5. OTHER BUSINESS

- Denise Grimm reminded HPAB members of upcoming field trip before the September 6, 2018 HPAB Meeting.

## 6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:35 p.m.

*Detailed information regarding the docket items, including maps and legal descriptions are available for public use at the Land Use Department, 13th and Spruce, Boulder, CO 303-441-3930.*



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## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, December 6, 2018 – 6:00 p.m.**

Third Floor Hearing Room,  
Boulder County Courthouse

### PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

### STAFF RECOMMENDATION RE:

**Docket HP-18-0008: Mertel-McLean Cabin**

Request: Boulder County Historic Landmark Designation  
Location: 0 Los Lagos Reservoir Drive, parcel # 158300400016, in Section 26,  
Township 1S, Range 73W of the 6th Principal Meridian.  
Zoning: Forestry (F) District  
Owner/  
Applicant: Bow McLean

### PURPOSE

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

### BACKGROUND

An application for landmark designation of the cabin, garage and privy has been submitted by Bow McLean. The structures are located on Forest Service land leased by Mr. McLean for 50 years.

The cabin's ownership can be traced back to 1932 when it was sold to Harry and Dora Mertel by B.A. Conrad. Harry Mertel began mining the unpatented Mertel placer, on which the cabin was located. The cabin sold to Erich and Hortense Schenk in 1940. In 1948 the Mertel placer was surveyed by a government mineral examiner who found no evidence of discovery of valuable minerals and that the Schenks were not actively mining the claim. By 1954, the Forest Service filed a protest against the Mertel placer and that same year the Bureau of Land Management declared the claim null and void. Around 1956, a "cabin site lease" was issued to Erich and Hortense Schenk, since the cabin no longer sat on a mining claim. In 1968, the land lease for the cabin site was transferred to Bow McLean who has held it ever since.

Starting in the early 1900s, the Forest Service had a program under which they encouraged citizens to build cabins on federal forest land called the U.S. Forest Service's Recreation Residence program. The Mertel-McLean Cabin was built during the program's peak, although it is not known whether or not the cabin was part of that program. The rustic aspects of the cabin are consistent with the program's parameters and the cabin has been recreationally used since the 1940s.

The Mertel-McLean Cabin has a moderately high degree of physical integrity. The east elevation porch was enclosed over 50 years ago, a few windows on the south and east elevations have changed, and a second metal stack has been added to the southwest corner.

## **SIGNIFICANCE**

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

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

The cabin is significant for its association with the tourism and recreation history of Boulder County. The cabin was built within the Roosevelt National Forest during the Recreation Residence movement.

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

The cabin is significant as an example of rustic log construction.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-18-0008: Mertel-McLean Cabin** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures 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.)



# Boulder County Land Use Department

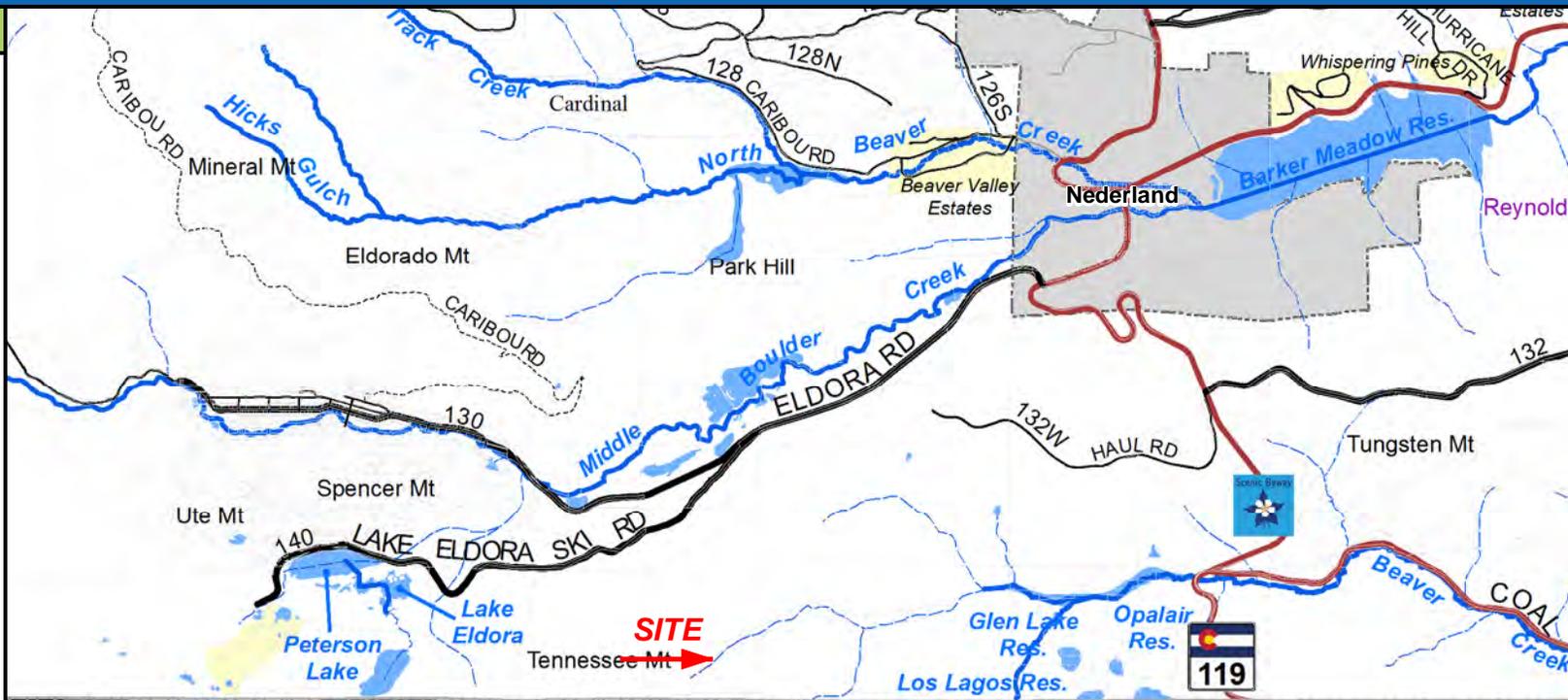
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Vicinity

0 LOS LAGOS RESERVOIR DR, PARCEL NO: 158300400016

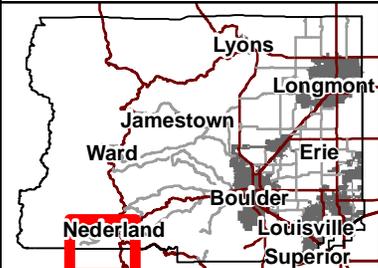
## Legend

- Subject Parcel
- County Boundary
- Municipalities
- Subdivisions**
- Subdivisions



NORTH 1 inch = 4,000 feet

Area of Detail Date: 11/21/2018



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# Boulder County Land Use Department

2045 13th Street, Boulder, Co 80304

303-441-3930

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

# MERTEL-MCLEAN CABIN



1 inch = 150 feet

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# Boulder County Land Use Department

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# MERTEL-MCLEAN CABIN



1 inch = 20 feet

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**Boulder County Land Use Department**

Courthouse Annex Building  
2045 13th Street • PO Box 471  
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Phone: 303-441-3930 • Fax: 303-441-4856  
Email: [planner@bouldercounty.org](mailto:planner@bouldercounty.org) •  
<http://www.bouldercounty.org/lu/>

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

Intake Stamp

**Historic Landmark Nomination Form**

**Name of Property**

Historic Name	<b>Mertel Cabin</b>
Other Names	<b>McLean Cabin</b>
Historical Narrative	<b>See Attached</b>

**Location of Property**

Address(s)		
<b>0 Los Lagos Reservoir Drive</b>		
City	State	Zip Code
<b>Unincorporated Boulder County</b>	<b>CO</b>	<b>80466</b>

**Classification**

**Property Ownership:**

Public     Private     Other    \*Privately owned cabin on U.S. Forest Service land

**Category of Property:**

Structure     Site     District

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

	Contributing Resources		Non contributing Resources
--	------------------------	--	----------------------------

Narrative Describing Classification of Resources

**Function or Use**

Historic Functions
<b>Domestic/Single Dwelling</b>
Current Functions:
<b>Domestic/Single Dwelling</b>

## Resource Description

Narrative Describing Resource
See attached

## Statement of Significance

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

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

Areas of Significance
Entertainment/Recreation; Politics/Government
Period of Significance
1932-1968
Significant Dates
See attached for narrative statement of significance
Significant Persons

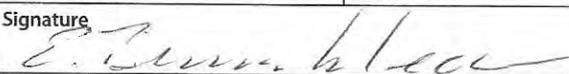
## Bibliographical References

See Attached

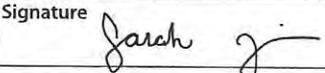
## Geographical Data

Legal Description of Property
An area of approximately 0.9 acres located in the N1/2 of NE1/4 of NE/14 of Section 26, T.1S., R.73W., 6th P.M.
Boundary Description
The site property is located in the Roosevelt National Forest and consists of a log cabin, garage, and privy.
Boundary Justification
The boundary encompasses the cabin site

## Property Owner(s) Information

Name		
E. Bowman McLean		
City		Email Address
Denver		bowmclean@comcast.net
State	Zip Code	Phone Number
Colorado	80218	303-596-7850
Signature		
		

## Preparer of Form Information

Name		
Sarah Judkins		
City		Email Address
Denver		sarah.judkins@wilmerhale.com
State	Zip Code	Phone Number
CO	80202	720-274-3158
Signature		
		

## Photos, Maps, and Site Plan

The following documents are attached on the continuation sheet:
Sketch Map, USGS Topo Map, Photographs

## For Office Use Only

Docket Number	Parcel Number
Assessor ID	Application Date

## Continuation Sheet – Historical Narrative

[Taken from Colorado Cultural Resource Survey, Architectural Inventory Form; Inventory completed by Angela Gaudette, Boulder County Land Use (Oct. 19, 2018)]

The McLean cabin is situated within the Phoenix Mining District, an area that encompasses land in both Boulder and Gilpin Counties. The district was named after the old town of Phoenix located about a mile southwest of the McLean cabin in Gilpin County. The McLean cabin sits on a bench above North Beaver Creek about 3 miles southwest of Nederland.

Ownership of the McLean cabin can be traced back to 1932, when B.A. Conrad sold the cabin to Harry and Dora Mertel. No additional information was found about B.A. Conrad, but it's probable that he was the original owner and constructed the cabin.

The Mertels, who bought the cabin in 1932, were previously living in Park County where Harry worked as a self-employed miner. Prior to that, in the 1910s, Harry and Dora were living on a farm in Arapahoe County. Harry Mertel was born in 1879 in Illinois. He married Dorothy (Dora) Rutledge in Golden in 1910. When the couple purchased the cabin from B.A. Conrad, Harry began mining the unpatented Mertel placer (a claim on which the cabin was located). The couple probably lived in the cabin year-round, and was still listed as living at the cabin in 1940 when Harry was working as a flotation operator for an ore mill. In 1940, the cabin was sold to Erich and Hortense Schenk of Denver. Erich Schenk was born in 1898 in Switzerland and immigrated in 1902. Erich worked as a city firefighter for Engine Co. 19 in Denver. The couple had one daughter, Della.

In 1948 the Mertel placer was surveyed by a government mineral examiner. He found no evidence of discovery of valuable minerals on the claim and that the current owner, Erich Schenk, was not actively mining the claim. By 1954, the Forest Service filed a protest against the Mertel placer and that same year the Bureau of Land Management declared the claim null and void. Around 1956, a "cabin site lease" was issued to Erich and Hortense Schenk, since the cabin no longer sat on a mining claim.

It is unclear whether the McLean cabin was originally constructed under the parameters of the Forest Service's Recreational Residence program, but even so, the cabin still identifies with the program's idea based on its age, construction, and type of use as a summer home since the 1940s. Starting in the early 1900s, the U.S. Forest Service began encouraging citizens to build cabins on National Forest land under the U.S. Forest Service's Recreation Residence program which was at its peak from 1915-1940. Leaving the placement and design of the cabins subject to the local ranger's approval, the Forest Service encouraged this stewardship of their lands for many years and through annual permit fees it created a source of revenue for the organization. Like the McLean cabin, most of these structures were modestly sized rustic residences usually devoid of plumbing and electricity. Construction typically relied on hand craftsmanship and design elements included log siding, stone foundations, overhanging roofs, and stone or metal chimneys.

Owner Eric Schenk died while in Mexico in 1966, and ownership passed to his wife, Hortense. In 1968, the lease on the cabin was acquired by Bowman McLean, a Denver banker. The cabin has been in consistent use and care by the McLean family for the past 50 years, making them the longest owners of the cabin. Primarily used as a summer retreat, the McLean cabin has served as a location for many Boy Scout outings, school field trips, and family get-togethers over the past decades.

## Continuation Sheet – Resource Description

[Taken from Colorado Cultural Resource Survey, Architectural Inventory Form; Inventory completed by Angela Gaudette, Boulder County Land Use (Oct. 19, 2018)]

### *General Architectural Description*

Featuring a rectangular plan, the McLean cabin has a side gable roof, metal roofing, horizontal log siding, and is built upon a partial above-grade stone foundation. Sawn-wood siding encases the cabin's exterior corners and is also used to frame the window openings. The cabin sits on a piece of land above and to the north of Beaver Creek.

The west elevation features the main entrance with a small porch overhang supported by three wood posts. The entrance is hung with a metal frame storm door and slab door of new stock. The door opens up to a concrete slab. To the right of the entrance is an outdoor shower. A pair of original 4-light sliding windows is also on the west elevation to the left of the entrance.

The south elevation features two sets of three metal frame casement windows. The gable front of the south elevation is sided with vertical unpainted wood and a pair of single-light wood-frame windows is located at the gable top.

On the east elevation is an additional entrance marked by a small enclosed porch accessed by a set of wood stairs with six treads. The enclosed porch features plywood siding and is hung with a wood door with a configuration of 2 panels at bottom and a ½ glass panel at top. There are two 6-light windows on either side of the door and two single-light windows on the sides of the enclosed porch. The east elevation also has a set of metal-frame casement windows and a six-light wood-frame window. The north elevation features a 4-light wood-frame sliding window and a two-light wood frame window. Like the south elevation, the gable front features vertical wood siding and a gable front window at top.

### *Landscaping or Special Setting Features*

The property is located southwest of Nederland along Beaver Creek at approximately 8600' in elevation. It is accessed by Forest Service road 355. The property's mountainous setting is marked by pine and aspen trees and by native shrubs and wild flowers.

### *Associated Buildings, Features, or Objects*

A small garage is located to the west of the cabin. It has no formal foundation and is clad in vertical clapboard on the east elevation and with board and batten siding on the other three elevations. Oriented to the east, the garage has a gable front roof. The garage opening is hung with two vertical wood plank doors that swing outwards. Attached to the north side of the garage is shelter for firewood, and small bump-out is attached to the west elevation (rear). Roofing for the garage consists of small, thin metal shingles, possibly hand-crafted. The metal shingles also covers the roofs and sides of the firewood shelter on the north and the bump-out on the west.

Directly to the west of the shed is a privy with both horizontal and vertical wood siding and a side gable roof. The privy is supported by a concrete foundation. Roofing for the privy is the

same as the garage, and the privy has a metal flue exiting the roof on the west side. To the north of the privy and garage is a small shed with vertical wood siding and a shed roof with an opening on the south side. The shed has the same metal shingle roofing as the garage and privy.

### *Construction History*

The cabin was built prior to June of 1932, according to the earliest Bill of Sale found. The c.1932 date of construction is plausible given the cabin's rustic style of construction and overall physical condition and appearance. Out of the few alterations to the cabin, the largest change is the enclosed porch on the east elevation. This entry porch was originally open and likely served as the main entrance to the cabin. This porch was enclosed sometime between 1949 and 1968.

Other alterations include changes to the windows on the south elevation and one window on the east elevation that were recently replaced by metal frame casement windows. All other windows are wood frame and are either original or at least 50 years of age. The cabin originally had only one metal stack exiting the roof on the east gable side. This flue has since been replaced with a new metal stack and an additional metal stack has been added near the southwest corner of the roof.

The garage was built at the same time as the cabin, as the 1932 Bill of Sale mentions a garage on the property measuring 12 x 16 feet, matching up in size with the current garage. The Bill of Sale also mentions a tool shed as being on the property (no size given). Coinciding with the 1932 Bill of Sale, the 1949 Tax Assessor records the same two board and batten outbuildings, one being the garage and the smaller one (measuring 10 x 11 feet with stove heating) being the tool shed. The tool shed was demolished sometime after 1949.

The privy was probably constructed after 1949 as it was not listed on the Tax Assessor Card. Due to the similarity in roofing and siding materials of the privy and garage, the materials from the old tool shed may have been reused to construct the privy.

### *Assessment of Historic Physical Integrity Related to Significance*

The cabin retains a moderately high degree of physical integrity. The few changes include the east elevation porch that was enclosed over 50 years ago, and a few windows on the south and east elevation that have been changed and a second metal stack added to the southwest corner of the roof.

### **Continuation Sheet – Statement of Significance**

[Taken from Colorado Cultural Resource Survey, Architectural Inventory Form; Inventory completed by Angela Gaudette, Boulder County Land Use (Oct. 19, 2018)]

The McLean cabin is architecturally significant for being an excellent and intact example of 1930s rustic architecture built within the Roosevelt National Forest during the Recreation Residence movement. Construction and design of the cabin closely adhered to the U.S. Forest Service's guidelines for Rustic architecture and the cabin still retains a high level of architectural integrity. Character defining features include the log construction, the horizontal emphasis, gabled roof, small paned windows, and metal stove pipes.

The cabin is associated with owners Harry and Dora Mertel, who mined in the area for nearly 10 years. After the Mertels, Erich and Hortense Schenk owned the home for over 20 years and used the cabin as a summer home. The cabin is longest associated with Bowman McLean, the current and longest owner, since 1968. The McLean cabin portrays a sense of early and mid-twentieth century life in the Nederland area. The rural mountain setting is unaltered, lending an appropriate context for the cabin.

The cabin is an intact example of the Rustic style of architecture and is historically significant for its association with tourism and recreation in Boulder County. As a result, the cabin should be considered individually eligible for local landmark designation under Boulder County Criterion 1 and 4. The accompanying garage and privy are both over fifty years of age and should be considered as contributing resources.

### **Continuation Sheet – Bibliographic References**

Colorado Cultural Resource Survey, Architectural Inventory Form; Inventory completed by Angela Gaudette, Boulder County Land Use (Oct. 19, 2018)

Ancestry.com searches: B.A. Conrad, Erich Schenk, Hortense E Schenk, Harry L Mertel, Dora Mertel.

Boulder County Assessor Real Estate Appraisal Card. Mertel Placer – Phoenix Mining District, 1949. Carnegie Branch Library for Local history, Boulder, CO.

Boulder County Clerk & Recorder Records (online). Deeds 90291855, 90375918, 90387044.

Dunn, Lisa G. Colorado Mining Districts: A Reference. Colorado School of Mines, 2003.  
<https://mountainscholar.org/bitstream/handle/11124/170391/Thesaurus-revised-2015-with-cover.pdf?sequence=1&isAllowed=y>

Environmental Assessment: Reissuance of Three Special Use Permits Authorizing Former Mineral Trespass Cabins on National Forest System Lands, Farley, McLean, Thompson. U.S. Forest Service, Boulder Ranger District.

Map of Nederland, CO. U.S. Geological Survey, 1944, <https://store.usgs.gov/product/276244>.

McLean, Bowman. Informal interview, September 20, 2018.

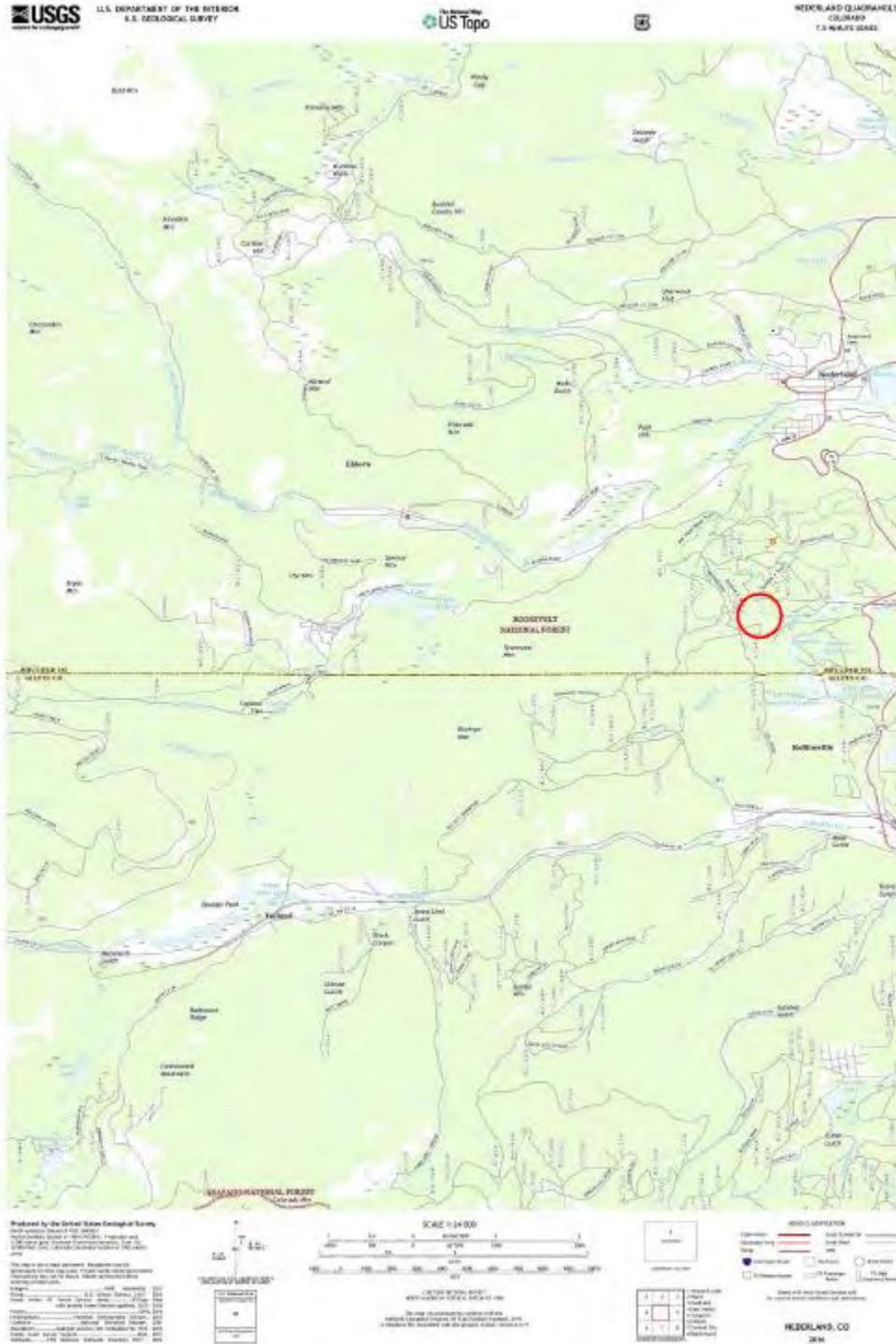
### Continuation Sheet – Sketch Map

[Taken from Colorado Cultural Resource Survey, Architectural Inventory Form; Inventory completed by Angela Gaudette, Boulder County Land Use (Oct. 19, 2018)]



# Continuation Sheet – USGS Topo Map

[Taken from Colorado Cultural Resource Survey, Architectural Inventory Form; Inventory completed by Angela Gaudette, Boulder County Land Use (Oct. 19, 2018)]



## Continuation Sheet – Photographs

West (façade) elevation



South Elevation



East Elevation



North Elevation



Garage – East Elevation



Garage – South Elevation



Garage – West Elevation



Garage – North Elevation



Privy – East Elevation



Privy – South Elevation



Privy – West Elevation



Privy – North Elevation



Shed – South Elevation



Detail view of metal shingle roofing seen on garage, privy, and shed



Photo from the Boulder County Tax Assessor Real Estate Appraisal Card, 1949. Boulder Carnegie Library for Local History.



Resource Number: **5BL**

Temporary Resource Number:

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_\_ Determined Eligible- NR

\_\_\_\_\_ Determined Not Eligible- NR

\_\_\_\_\_ Determined Eligible- SR

\_\_\_\_\_ Determined Not Eligible- SR

\_\_\_\_\_ Need Data

\_\_\_\_\_ Contributes to eligible NR District

\_\_\_\_\_ Noncontributing to eligible NR District

## I. IDENTIFICATION

1. Resource number: **5BL**
2. Temporary resource number:
3. County: **Boulder**
4. City: **Unincorporated**
5. Historic building name: **Mertel Cabin**
6. Current building name: **McLean Cabin**
7. Building address: **0 Los Lagos Reservoir Drive, Unincorporated Boulder County, CO 80466**
8. Owner name and address:  
**Hortense Schenk**  
**C/O E.B. McLean**  
**111 Emerson St. Unit 1042**  
**Denver, CO 80218**

## II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 73W  
N 1/2 of NE 1/4 of NE 1/4 of section 26
10. UTM reference  
Zone 13; 455458.85 mE 4421180.00 mN
11. USGS quad name: Nederland  
Year: 2016 Map scale: 7.5' X 15' \_\_\_\_\_ Attach photo copy of appropriate map section.
12. Lot(s): n/a Block: n/a  
Addition: n/a Year of Addition: n/a
13. Boundary Description and Justification:  
**The site property is located in the Roosevelt National Forest and consists of a log cabin, garage, and privy. The property's mountainous setting southwest of Nederland is marked by pine and aspen trees and by native shrubs and wild flowers. Its legal description:**

**IMPS ONLY ON N1/2 NE1.4 26-1S-73 LEASE GOOD UNTIL 2014**

## III. Architectural Description

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: Length 22 x Width 26

Resource Number: **5BL**

Temporary Resource Number:

16. Number of stories: **1 Story**

17. Primary external wall material(s): **Log**

18. Roof configuration: **Side Gabled Roof**

19. Primary external roof material: **Metal Roof**

20. Special features: **Porch**

21. General architectural description:

**Featuring a rectangular plan, the McLean cabin has a side gable roof, metal roofing, horizontal log siding, and is built upon a partial above-grade stone foundation. Sawn-wood siding encases the cabin's exterior corners and is also used to frame the window openings. The cabin sits on a piece of land above and to the north of Beaver Creek.**

**The west elevation features the main entrance with a small porch overhang supported by three wood posts. The entrance is hung with a metal frame storm door and slab door of new stock. The door opens up to a concrete slab. To the right of the entrance is an outdoor shower. A pair of original 4-light sliding windows is also on the west elevation to the left of the entrance.**

**The south elevation features two sets of three metal frame casement windows. The gable front of the south elevation is sided with vertical unpainted wood and a pair of single-light wood-frame windows is located at the gable top.**

**On the east elevation is an additional entrance marked by a small enclosed porch accessed by a set of wood stairs with six treads. The enclosed porch features plywood siding and is hung with a wood door with a configuration of 2 panels at bottom and a ½ glass panel at top. There are two 6-light windows on either side of the door and two single-light windows on the sides of the enclosed porch. The east elevation also has a set of metal-frame casement windows and a six-light wood-frame window. The north elevation features a 4-light wood-frame sliding window and a two-light wood frame window. Like the south elevation, the gable front features vertical wood siding and a gable front window at top.**

22. Architectural style/building type: **Rustic**

23. Landscaping or special setting features:

**The property is located southwest of Nederland along Beaver Creek at approximately 8600' in elevation. It is accessed by Forest Service road 355. The property's mountainous setting is marked by pine and aspen trees and by native shrubs and wild flowers.**

24. Associated buildings, features, or objects:

**A small garage is located to the west of the cabin. It has no formal foundation and is clad in vertical clapboard on the east elevation and with board and batten siding on the other three elevations. Oriented to the east, the garage has a gable front roof. The garage opening is hung with two vertical**

Resource Number: **5BL**.

Temporary Resource Number:

**wood plank doors that swing outwards. Attached to the north side of the garage is shelter for firewood, and small bump-out is attached to the west elevation (rear). Roofing for the garage consists of small, thin metal shingles, possibly hand-crafted. The metal shingles also covers the roofs and sides of the firewood shelter on the north and the bump-out on the west.**

**Directly to the west of the shed is a privy with both horizontal and vertical wood siding and a side gable roof. The privy is supported by a concrete foundation. Roofing for the privy is the same as the garage, and the privy has a metal flue exiting the roof on the west side. To the north of the privy and garage is a small shed with vertical wood siding and a shed roof with an opening on the south side. The shed has the same metal shingle roofing as the garage and privy.**

**An open deck of recent construction is located directly to the south of the cabin.**

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **c.1932**

Source of information: **Boulder County Tax Assessor Card, 1949; Bill of Sale dated 1932.**

26. Architect: none

Source of information:

27. Builder/Contractor: **Possibly B.A. Conrad**

Source of information: **Bill of Sale dated 1932.**

28. Original owner: **B.A. Conrad**

Source of information: **Bill of Sale dated 1932.**

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

**The cabin was built prior to June of 1932, according to the earliest Bill of Sale found. The c.1932 date of construction is plausible given the cabin's rustic style of construction and overall physical condition and appearance. Out of the few alterations to the cabin, the largest change is the enclosed porch on the east elevation. This entry porch was originally open and likely served as the main entrance to the cabin. This porch was enclosed sometime between 1949 and 1968.**

**Other alterations include changes to the windows on the south elevation and one window on the east elevation that were recently replaced by metal frame casement windows. All other windows are wood frame and are either original or at least 50 years of age. The cabin originally had only one metal stack exiting the roof on the east gable side. This flue has since been replaced with a new metal stack and an additional metal stack has been added near the southwest corner of the roof.**

**The garage was built at the same time as the cabin, as the 1932 Bill of Sale mentions a garage on the property measuring 12 x 16 feet, matching up in size with the current garage. The Bill of Sale also mentions a tool shed as being on the property (no size given). Coinciding with the 1932 Bill of Sale, the 1949 Tax Assessor records the same two board and batten outbuildings, one being the garage and the**

Resource Number: **5BL**

Temporary Resource Number:

**smaller one (measuring 10 x 11 feet with stove heating) being the tool shed. The tool shed was demolished sometime after 1949.**

**The privy was probably constructed after 1949 as it was not listed on the Tax Assessor Card. Due to the similarity in roofing and siding materials of the privy and garage, the materials from the old tool shed may have been reused to construct the privy.**

30. Original location **X** Moved \_\_\_\_ Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/ Single Dwelling**

32. Intermediate use(s): **Domestic / Single Dwelling**

33. Current use(s): **Domestic / Single Dwelling**

34. Site type(s): **Summer Residence**

35. Historical background:

**The McLean cabin is situated within the Phoenix Mining District, an area that encompasses land in both Boulder and Gilpin Counties. The district was named after the old town of Phoenix located about a mile southwest of the McLean cabin in Gilpin County. The McLean cabin sits on a bench above North Beaver Creek about 3 miles southwest of Nederland.**

**Ownership of the McLean cabin can be traced back to 1932, when B.A. Conrad sold the cabin to Harry and Dora Mertel. No additional information was found about B.A. Conrad, but it's probable that he was the original owner and constructed the cabin.**

**The Mertels, who bought the cabin in 1932, were previously living in Park County where Harry worked as a self-employed miner. Prior to that, in the 1910s, Harry and Dora were living on a farm in Arapahoe County. Harry Mertel was born in 1879 in Illinois. He married Dorothy (Dora) Rutledge in Golden in 1910. When the couple purchased the cabin from B.A. Conrad, Harry began mining the unpatented Mertel placer (a claim on which the cabin was located). The couple probably lived in the cabin year-round, and was still listed as living at the cabin in 1940 when Harry was working as a flotation operator for an ore mill. In 1940, the cabin was sold to Erich and Hortense Schenk of Denver. Erich Schenk was born in 1898 in Switzerland and immigrated in 1902. Erich worked as a city firefighter for Engine Co. 19 in Denver. The couple had one daughter, Della.**

**In 1948 the Mertel placer was surveyed by a government mineral examiner. He found no evidence of discovery of valuable minerals on the claim and that the current owner, Erich Schenk, was not actively mining the claim. By 1954, the Forest Service filed a protest against the Mertel placer and that same**

Resource Number: **SBL**

Temporary Resource Number:

**year the Bureau of Land Management declared the claim null and void. Around 1956, a “cabin site lease” was issued to Erich and Hortense Schenk, since the cabin no longer sat on a mining claim.**

**It is unclear whether the McLean cabin was originally constructed under the parameters of the Forest Service’s Recreational Residence program, but even so, the cabin still identifies with the program’s idea based on its age, construction, and type of use as a summer home since the 1940s. Starting in the early 1900s, the U.S. Forest Service began encouraging citizens to build cabins on National Forest land under the U.S. Forest Service’s Recreation Residence program which was at its peak from 1915-1940. Leaving the placement and design of the cabins subject to the local ranger’s approval, the Forest Service encouraged this stewardship of their lands for many years and through annual permit fees it created a source of revenue for the organization. Like the McLean cabin, most of these structures were modestly sized rustic residences usually devoid of plumbing and electricity. Construction typically relied on hand craftsmanship and design elements included log siding, stone foundations, overhanging roofs, and stone or metal chimneys.**

**Owner Eric Schenk died while in Mexico in 1966, and ownership passed to his wife, Hortense. In 1968, the lease on the cabin was acquired by Bowman McLean, a Denver banker. The cabin has been in consistent use and care by the McLean family for the past 50 years, making them the longest owners of the cabin. Primarily used as a summer retreat, the McLean cabin has served as a location for many Boy Scout outings, school field trips, and family get-togethers over the past decades.**

36. Sources of information:

**Ancestry.com searches: B.A. Conrad, Erich Schenk, Hortense E Schenk, Harry L Mertel, Dora Mertel. Boulder County Assessor Real Estate Appraisal Card. Mertel Placer – Phoenix Mining District, 1949.**

**Carnegie Branch Library for Local history, Boulder, CO.**

**Boulder County Clerk & Recorder Records (online). Deeds 90291855, 90375918, 90387044.**

**Dunn, Lisa G. *Colorado Mining Districts: A Reference*. Colorado School of Mines, 2003.**

**<https://mountainscholar.org/bitstream/handle/11124/170391/Thesaurus-revised-2015-with-cover.pdf?sequence=1&isAllowed=y>**

***Environmental Assessment: Reissuance of Three Special Use Permits Authorizing Former Mineral Trespass Cabins on National Forest System Lands, Farley, McLean, Thompson*. U.S. Forest Service, Boulder Ranger District.**

**Map of Nederland, CO. *U.S. Geological Survey*, 1944, <https://store.usgs.gov/product/276244>.**

**McLean, Bowman. Informal interview, September 20, 2018.**

## **VI. SIGNIFICANCE**

37. Local landmark designation: Yes \_\_\_\_ No **X** Date of designation: \_\_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

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

\_\_\_\_ B. Associated with the lives of persons significant in our past;

Resource Number: **SBL**

Temporary Resource Number:

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

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction, or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark 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 influence 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 landmark criteria.

39. Area(s) of significance: **Entertainment/ Recreation; Politics/Government**

40. Period of significance: **1932-1968**

41. Level of significance: National  State  Local

42. Statement of significance:

**The McLean cabin is architecturally significant for being an excellent and intact example of 1930s rustic architecture built within the Roosevelt National Forest during the Recreation Residence**

Resource Number: **SBL**

Temporary Resource Number:

**movement. Construction and design of the cabin closely adhered to the U.S. Forest Service's guidelines for Rustic architecture and the cabin still retains a high level of architectural integrity. Character defining features include the log construction, the horizontal emphasis, gabled roof, small paned windows, and metal stove pipes.**

**The cabin is associated with owners Harry and Dora Mertel, who mined in the area for nearly 10 years. After the Mertels, Erich and Hortense Schenk owned the home for over 20 years and used the cabin as a summer home. The cabin is longest associated with Bowman McLean, the current and longest owner, since 1968. The McLean cabin portrays a sense of early and mid-twentieth century life in the Nederland area. The rural mountain setting is unaltered, lending an appropriate context for the cabin.**

**The cabin is an intact example of the Rustic style of architecture and is historically significant for its association with tourism and recreation in Boulder County. As a result, the cabin should be considered individually eligible for local landmark designation under Boulder County Criterion 1 and 4. The accompanying garage and privy are both over fifty years of age and should be considered as contributing resources.**

43. Assessment of historic physical integrity related to significance:

**The cabin retains a moderately high degree of physical integrity. The few changes include the east elevation porch that was enclosed over 50 years ago, and a few windows on the south and east elevation that have been changed and a second metal stack added to the southwest corner of the roof.**

#### **VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_ Not Eligible **X** Need Data \_\_\_

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

Discuss: **This inventory was conducted as a single as-needed survey.**

If there is National Register district potential, is this building: Contributing n/a Noncontributing n/a

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

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: **McLean cabin (1).jpg to McLean cabin (14).jpg**

Negatives filed at:

48. Report title: **n/a**

49. Date(s): **October 19, 2018**

50. Recorder(s): **Angela Gaudette**

51. Organization: **Boulder County Land Use**

52. Address: **2045 13<sup>th</sup> Street, Boulder, CO 80302**

53. Phone number(s): **303-441-3987**



## Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503  
303.678.6200 • Fax: 303.678.6177 • [www.bouldercounty.org](http://www.bouldercounty.org)

**To:** Historic Preservation Advisory Board  
**From:** Carol Beam, Cultural Resource Specialist  
**Date:** December 6, 2018  
**Re:** Preliminary determination of eligibility

---

**BACKGROUND:**

Boulder County purchased the 97 acre John Clark property on May 22, 1996 and continued its long agricultural history by leasing the property out to tenant farmers since that time. The county purchased the 39.46 acre Zapf property on September 18, 2018. The county will determine the future use of Zapf property at a later date after it assesses the resources that include wildlife, ecology, water, agriculture and other values on the property.

**REQUEST:**

The Parks and Open Space would like to request a preliminary determination of eligibility for both the John Clark property at 9511 Vermillion Road and the Zapf Farm at 6412 Hygiene Road for future planning purposes. The Parks and Open Space Department is not pursuing nominations at this time until further internal discussions, decisions and director permission are obtained.



October 29, 2018

Carol Beam  
Cultural Resource Specialist  
Boulder County Parks & Open Space  
5201 St. Vrain Road,  
Longmont, CO 80503

**Re: Preliminary Property Evaluation for John Clark Farm (5BL.6791), 9511 Vermillion Road, Longmont vicinity, Boulder County**

Dear Ms. Beam:

Based on the preliminary review by the Office of Archaeology and Historic Preservation, we have determined that the above-named property appears to meet the criteria for evaluation and nomination to the National Register of Historic Places under Criterion A for Agriculture, for its association with the history of farming in Boulder County, and Criterion C for Architecture as a good example of a farm complex containing a c.1910 farmhouse and a full range of agriculture-related buildings. Additional survey and research may also reveal significance under Criterion D for non-aboriginal historic archaeology for the farm's potential to yield information important to history due to buried and surface archaeological remains. Further research is needed to confirm the periods of significance for Criteria A and C; however, it can be assumed that the periods of significance will include construction of the farmhouse, barn and other agricultural buildings constructed during the farm's historic period of operation.

If Boulder County wishes to pursue nomination to the National Register, you may find the nomination form and instructions on our website at: <http://www.historycolorado.org/nomination-forms>. Provided with this letter is a sample nomination of a similar farm listed in the National Register as an example of a successful nomination.

Once you have submitted the completed nomination form and the other required materials, such as photographs to certain standards, we will review the forms for completeness and may suggest revisions to clarify and strengthen the nomination before its consideration by the State Review Board. The board currently meets three times each year. If the board approves the nomination, the State Historic Preservation Officer will review the nomination and then forward it to the Keeper of the National Register in Washington, D.C. for final consideration and make a recommendation to the History Colorado Board of Directors for State Register listing.

Our next Review Board meeting for which nominations are being accepted is scheduled for May 17, 2019. In order to process the nominations, make the required legal notifications, and submit your nomination to the Review Board, we need to have the completed nomination (with all items on the checklist) on or before February 1, 2019. If you need additional time, the following Review Board meeting will be on September 20, 2019, with a draft nomination due in our office by May 31, 2019.

Should you have any questions about preparing the nomination, or the property, please feel free to call me at (303) 866-4684 or e-mail me at [amy.unger@state.co.us](mailto:amy.unger@state.co.us). We appreciate your interest in historic preservation and look forward to working with you in the months ahead.

Sincerely,

Amy Unger  
National and State Register Historian

Enclosures: Artesia Farm National Register nomination

[WWW.HISTORYCOLORADO.ORG](http://WWW.HISTORYCOLORADO.ORG)

HISTORY COLORADO CENTER 1200 BROADWAY DENVER CO 80203



# Boulder County Land Use Department

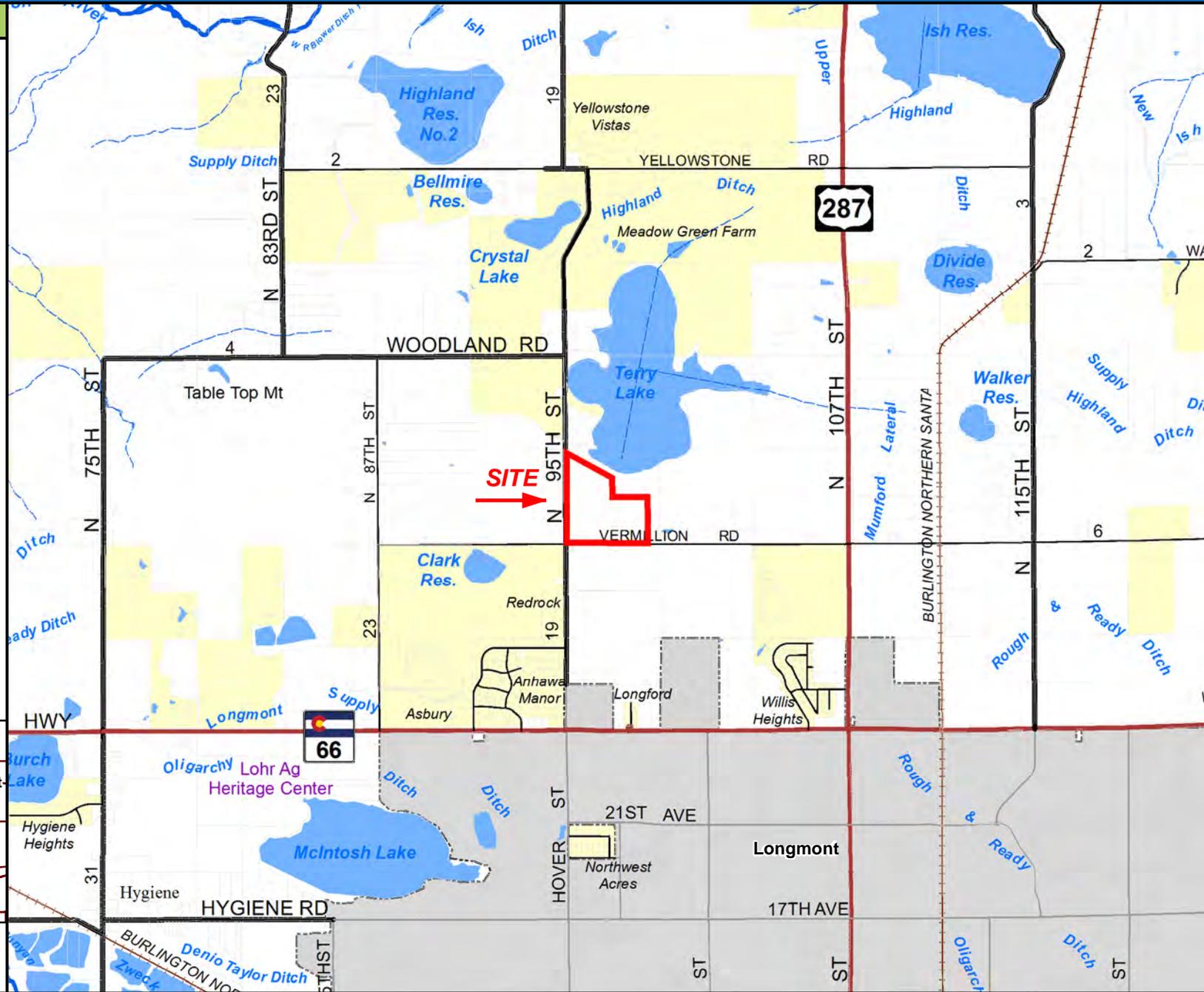
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Vicinity

9511 VERMILLION RD

## Legend

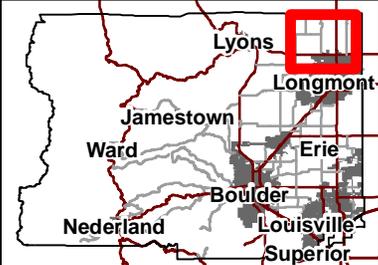
Subject Parcel



0 4,000 Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 11/20/2018



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# Boulder County Land Use Department

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

Aerial

9511 VERMILLION RD

## Legend

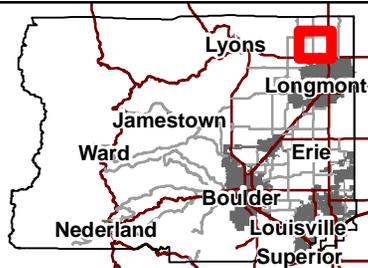
Subject Parcel



0 1,000 2,000 Feet

NORTH 1 inch = 2,000 feet

Area of Detail Date: 11/20/2018



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# Boulder County Land Use Department

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

Aerial

9511 VERMILLION RD

## Legend

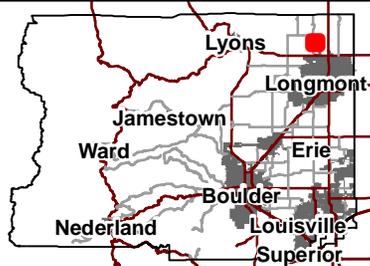
 Subject Parcel



0 600 Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 11/20/2018



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COLORADO CULTURAL RESOURCE SURVEY  
**Cultural Resource Re-evaluation Form**  
(page 1 of 2)

OAHP1405  
Rev. 9/98

1. Resource Number: 5BL.6791 2. Temp. Resource Number: \_\_\_\_\_

3. Attachments

(check as many as apply)

- Photographs  
 Site sketch map  
 U.S.G.S. map photocopy  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_

4. Official determination  
(OAHP USE ONLY)

- Determined Eligible  
 Determined Not Eligible  
 Need Data  
 Nominated  
 Listed  
 Contributing to N.R. District  
 Not Contributing to N.R. Dist

5. Resource Name: Clark Farm

6. Purpose of this current site visit (check as many as apply)

- Site is within a current project area  
 Resurvey  
 Update of previous site form(s)  
 Surface collection  
 Testing to determine eligibility  
 Excavation  
 Other \_\_\_\_\_

Describe \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Previous Recordings: Originally recorded by Carl McWilliams, October 3, 1995; amended April 14, 1997.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Changes or Additions to Previous Descriptions: The secondary house (site plan F) was demolished due to its poor condition in 2000.

\_\_\_\_\_  
\_\_\_\_\_

Resource Number: 5BL.6791

Temporary Resource Number: \_\_\_\_\_

**Cultural Resource Reevaluation Form**

(page 2 of 2)

9. Changes in Condition: The farm complex remains in excellent condition.  
\_\_\_\_\_  
\_\_\_\_\_

10. Changes to Location or Size Information: n/a  
\_\_\_\_\_  
\_\_\_\_\_

11. Changes in Ownership: none  
\_\_\_\_\_  
\_\_\_\_\_

12. Other Changes, Additions, or Observations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. National Register Eligibility Assessment:  
Eligible X Not eligible \_\_\_\_\_ Need data \_\_\_\_\_  
Explain: The original 1995 and revised 1997 surveys determined the property eligible to the National Register of Historic Places. The property remains eligible.

14. Management Recommendations: n/a  
\_\_\_\_\_  
\_\_\_\_\_

15. Photograph Types and Numbers: none

16. Artifact and Field Documentation Storage Location: n/a  
\_\_\_\_\_  
\_\_\_\_\_

17. Report Title: n/a

18. Recorder(s): Carol Beam 19. Date(s): May 10, 2006

20. Recorder Affiliation: Boulder County Parks & Open Space, 5201 St. Vrain Rd., Longmont CO 80503

OPEN FIELD

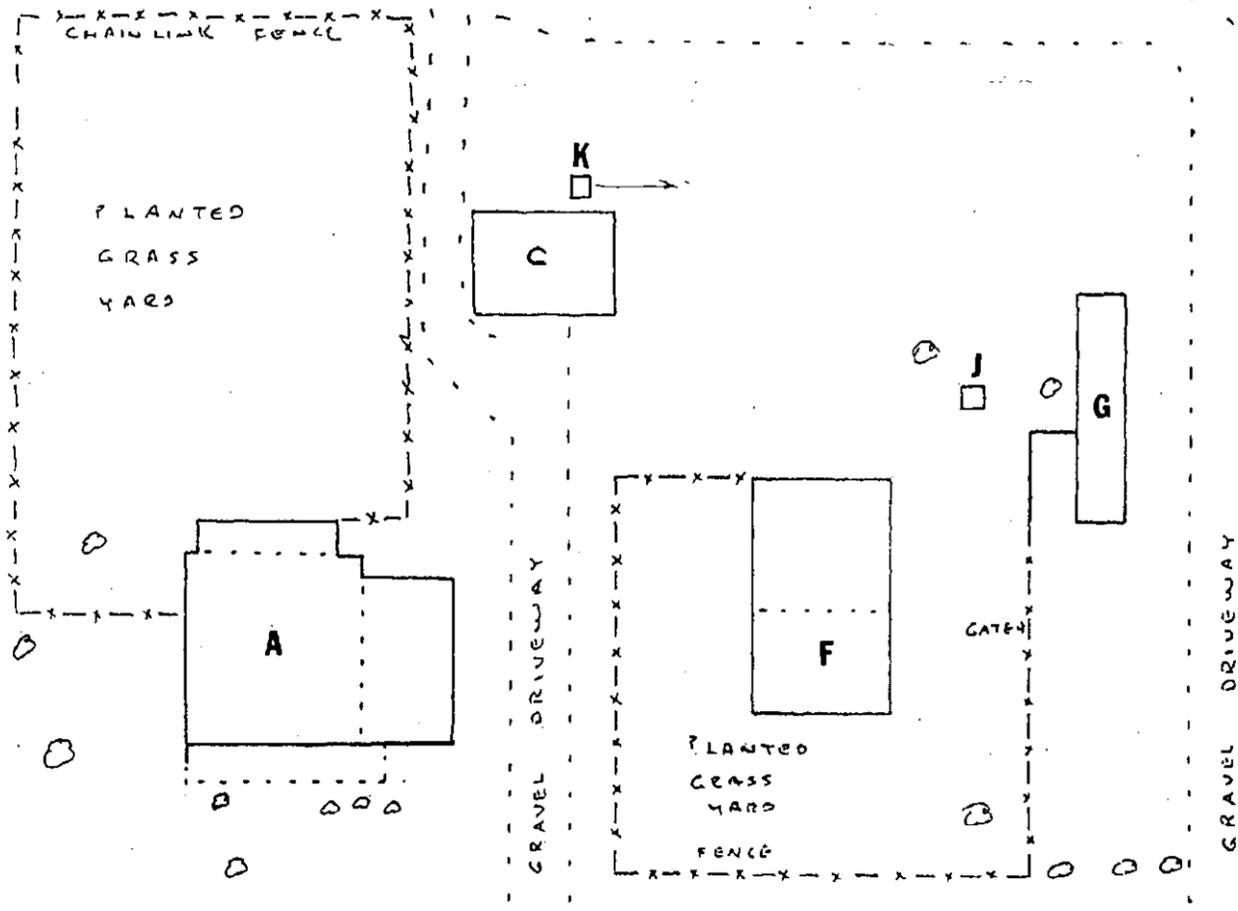


KEY:

- A. MAIN HOUSE
- B. BARN
- C. GARAGE
- D. SILO
- E. SHED
- F. SECONDARY HOUSE
- G. RAILROAD BOXCAR
- H. SHED
- I. SHED
- J. PRIVY
- K. PRIVY

NORTH 95TH STREET

GRAVEL



VERMILLION ROAD

SITE PLAN

APPROXIMATE SCALE 1/4" = 8'

9511 VERMILLION RD.

# BOULDER COUNTY HISTORIC SITES SURVEY

**OAHIP Use Only**

- Determined Eligible  
 Determined Not Eligible  
 Nominated  
 Listed  
 Need Data  
 Contributing to NR District  
 Not Contributing to NR District

## MANAGEMENT DATA FORM

State Site Number: 5BL6791

Temporary Site Number: 0051485

## IDENTIFICATION

Resource Name: Clark Farm

Address: 9511 Vermillion Road

Location/Access: This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont.

Project Name: Boulder County Historic Sites Survey

Government Involvement: Local (Boulder County Parks and Open Space Department)

Site Categories: Buildings

Located in an Existing National Register District? No

District Name: N/A

 Owner(s) Address: Boulder County Parks and Open Space Department  
 P.O. Box 471  
 Boulder, CO 80306

### Boundary Description and Justification:

This property is comprised of two houses, a barn, a garage, a railroad boxcar with an attached shed, three sheds, two privies, and a silo. A planted grass lawn is located to the south, west, and northwest of the main house. The terrain is flat with open farmland and cornfields to the outlying areas.

Acreage: 96.74 acre parcel

## ATTACHMENTS

HABS/HAER Form: No  
 Building/Structure Form(s): Yes  
 Sketch Map: Yes  
 USGS Map Photocopy: Yes  
 Photographs: Yes

## LOCATION

---

County: Boulder

USGS Quad: Hygiene, Colorado, 1968 Photorevised 1979, 7.5 Minute

Other Maps: None

Legal Location: SW $\frac{1}{4}$ , of SW $\frac{1}{4}$ , of SW $\frac{1}{4}$ , Section 16, Township 3N, Range 69W, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 488960      Northing 4451720

## ELIGIBILITY ASSESSMENT

---

National Register / Local Landmark

		Does not meet any of the below National Register Criteria
N/A	N/A	Qualifies under Criteria Considerations A-G
xx	xx	Criterion A. (Associated with events that have made a significant contribution to the broad pattern of our history)
xx	xx	Criterion B. (Associated with the lives of persons significant in our past)
xx	xx	Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents 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)
N/A	N/A	Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory)

Level of National Register Significance: Local

Condition: good

Additional Comments:

N/A

Eligibility Recommendation: eligible

## STATEMENT OF SIGNIFICANCE

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John Clark was a successful and well known sugar beet grower and cattle rancher who came to Colorado with his parents from England in 1880 at the age of four. The family farmed in several locations and John attended several schools before finally completing his education at the Armstrong School which is located directly across the street from what was to become his ranch and home of 35 years. He married in 1899 and acquired this property around 1918. His obituary describes him as a self-made man, having started with just one horse and a rented farm and working his way up to becoming one of the top beet producers in the state by 1944. He was known for his progressive farming methods and sound agricultural practices which enabled him to have consecutively high yields of sugar beets year after year. Clark was an active member of the Mountain States Beet Growers Association and president of the local association. Attending all of the yearly meetings throughout the U.S., he also represented the association in Washington D. C. several times. A short history of the beet industry by Clark, was published in the *Mountain States Beet Grower* in 1948. He also served as president of the Rough and Ready Ditch Company in 1935. Clark remained active in farming until his death in 1953 at the age of 76. The farm was owned by daughter Inez Coates and granddaughter Jacqueline Anderson until it was acquired by Boulder County in 1996.

### *Evaluation*

The Clark farm is significant relative to National Register Criteria A, B and C, and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the main house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

If in an existing National Register District, is the property  
Contributing N/A      Non-Contributing N/A

Is there National Register District Potential? no

Discuss: The property is in a rural, relatively isolated location. There are no other nearby related historic buildings.

## MANAGEMENT AND ADMINISTRATIVE DATA

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Threats to Resource: the property is being well maintained

Local Landmark Designation: No

Preservation Easement: No

## MANAGEMENT AND ADMINISTRATIVE DATA

---

References: Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*,  
13 May 1948.

Photographs: Roll(s): CM-9; CM-54      Frames: 5-17; 15-25

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams and Mary Dearhamer

Date: 3 October 1995; amended 14  
April 1997

### Affiliation:

Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
P.O. Box 1909  
Fort Collins, CO 80522  
(970) 490-2110



# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: A

Building/Structure Name: Clark House

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 5-7      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: residence

Original Use: residence

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1910

Based On: Boulder County Assessor's estimate

Additions/Modifications: Minor:       Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## **ARCHITECTURAL DESCRIPTION**

---

**Complex/Structure/Building Type:** building

**Architectural Style:** bungalow

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a two houses, a barn, a garage, three sheds, two privies, a silo and a railroad boxcar. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas.

**Orientation:** south

**Dimensions:** 36' N-S by 35' E-W; 28' by 16' shed-roofed extension on the east elevation; 24' by 8' hip-roofed porch addition on the north elevation

**Stories:** one

**Plan:** irregular

**Foundation:** concrete; no basement

**Walls:** painted white narrow horizontal wood siding on wood frame construction

**Roof:** moderately-pitched gable with green asphalt shingles and boxed eaves

**Chimneys:** one red brick chimney on the ridge; shed roof over east addition; hip roof over rear porch addition to north

**Windows:** windows are primarily single and paired double hung sash including glazing patterns of 1/1, 3/1 and 4/1; painted white wood muntins and surrounds, exterior metal screens

**Doors:** single painted white wood-paneled entry door, with a silver metal screen door, on the east elevation; single painted white wood-paneled entry door, with a silver metal screen door, on the south elevation

**Porches:** an enclosed, screened-in porch extends almost the full length of the south elevation - wood frame half-walls and squared post piers support a gable porch roof; poured concrete stoop at the north end of the east elevation (no hood)

**Interior:** not surveyed

**Additions:** older additions to the east and north elevations

**Associated Buildings, Features or Objects:**

secondary house, barn, garage, three sheds, two privies, railroad boxcar, silo

## ELIGIBILITY ASSESSMENT

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### National Register Eligibility Recommendation

Individually Eligible  Not Eligible  Need Data   
Potential District?  no  Contributing  N/A  Non-Contributing  N/A

### Local Landmark Eligibility

Eligible  Not Eligible  Need Data

### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing  N/A  Non-Contributing  N/A

Archeological Potential: Yes  No  Not Evaluated

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

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Fort Collins, CO 80522  
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# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: B

Building/Structure Name: Clark Barn

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 8-11      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: barn

Original Use: barn

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1910

Based On: Boulder County Assessor's estimate

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular double-wing

Landscape/Setting: This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a two houses, a barn, a garage, three sheds, two privies, a silo and a railroad boxcar. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas.

Orientation: west

Dimensions: ~48' by ~48'

Stories: 2½

Plan: square

Foundation: poured concrete

Walls: weathered, painted white weatherboard on wood frame construction; painted white 1" by 6" corner posts; The name **JOHN CLARK**, in faded block lettering, appears on the west elevation

Roof: tall gable roof with shed roof extensions to the north and south (double-wing); exposed 2" by 4" rafter ends; gabled cupola on ridge; gable end hay hood on the west elevation

Chimneys: none

Windows: windows are primarily 4-light hoppers with painted white wood surrounds

Doors: five painted white wood plank "Dutch" doors, side hinged with metal strap hinges (three on the east elevation, one on the north elevation, one on the south elevation; one side-hinged wood plank hayloft door on the east elevation; one very large, bottom hinged, hayloft door on the west elevation

Porches: none

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

two houses, garage, three sheds, two privies, railroad boxcar, silo

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

Individually Eligible  Not Eligible  Need Data   
Potential District? no  Contributing  N/A  Non-Contributing  N/A

### Local Landmark Eligibility

Eligible  Not Eligible  Need Data

### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing  N/A  Non-Contributing  N/A

Archeological Potential: Yes  No  Not Evaluated

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
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# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: C

Building/Structure Name: Clark Garage

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 12-13      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: garage

Original Use: garage

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1930

Based On: field estimate / Assessor's records

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## ARCHITECTURAL DESCRIPTION

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a two houses, a barn, a garage, three sheds, two privies, a silo and a railroad boxcar. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

**Orientation:** south

**Dimensions:** 24' N-S by 18' E-W

**Stories:** one

**Plan:** rectangular

**Foundation:** stone piers at corners

**Walls:** weathered, painted white horizontal weatherboard siding; painted white 1" by 4" corner posts

**Roof:** hipped roof with flared eaves, green asphalt shingles and boxed eaves

**Chimneys:** none

**Windows:** one single-light fixed-pane located on the north elevation; two 4-light fixed-pane windows, located on the east and west elevations respectively; all with painted white wood surrounds

**Doors:** single, painted white, wood plank entry door at west end of south elevation; large open bay on south elevation

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

two houses, barn, three sheds, two privies, railroad boxcar, silo

**ELIGIBILITY ASSESSMENT**

---

**National Register Eligibility Recommendation**

Individually Eligible  Not Eligible  Need Data   
 Potential District? no  Contributing N/A  Non-Contributing N/A

**Local Landmark Eligibility**

Eligible  Not Eligible  Need Data

**Statement of Significance / NRHP Justification**

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
 Contributing N/A  Non-Contributing N/A

Archeological Potential: Yes  No  Not Evaluated

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
 1607 Dogwood Court  
 Fort Collins, CO 80525  
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 (970) 490-2110

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: D

Building/Structure Name: Clark Silo

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 14-15      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: Vacant / Not in Use

Original Use: silo

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1920

Based On: field estimate

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library; Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## **ARCHITECTURAL DESCRIPTION**

---

**Complex/Structure/Building Type:** structure

**Architectural Style:** N/A

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a two houses, a barn, a garage, three sheds, two privies, a silo and a railroad boxcar. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

**Orientation:** N/A

**Dimensions:** 41' circumference; 33' in height

**Stories:** N/A

**Plan:** circular

**Foundation:** concrete

**Walls:** concrete stave construction wrapped with threaded strapping bolts at ~16" vertical intervals

**Roof:** open

**Chimneys:** N/A

**Windows:** none

**Doors:** vertical opening with steel ladder and metal covering on east side

**Porches:** N/A

**Interior:** N/A

**Additions:** none

### **Associated Buildings, Features or Objects:**

two houses, barn, garage, three sheds, two privies, railroad boxcar

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

Individually Eligible xx      Not Eligible      Need Data  
Potential District? no      Contributing N/A      Non-Contributing N/A

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing N/A      Non-Contributing N/A

Archeological Potential: Yes      No      Not Evaluated xx

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
P.O. Box 1909  
Fort Collins, CO 80522  
(970) 490-2110

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: E

Building/Structure Name: Clark Shed

Complex/Site Name: Clark Property

Roll: CM-9      Frames: 16-17      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: agricultural outbuilding

Original Use: agricultural outbuilding

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1920

Based On: field estimate

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## **ARCHITECTURAL DESCRIPTION**

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a two houses, a barn, a garage, three sheds, two privies, a silo and a railroad boxcar. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

**Orientation:** south

**Dimensions:** 42' E-W by 16" N-S

**Stories:** one

**Plan:** rectangular

**Foundation:** poured concrete

**Walls:** weathered, painted white horizontal wood siding on wood frame construction

**Roof:** saltbox with weathered wood shingles and exposed 2" by 4" rafter ends

**Chimneys:** none

**Windows:** none

**Doors:** three open bays on the south elevation divided by 6" by 6" square wood posts on concrete pedestals

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

two houses, barn, garage, three sheds, two privies, silo

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

Individually Eligible  Not Eligible  Need Data   
Potential District? no  Contributing N/A  Non-Contributing N/A

### Local Landmark Eligibility

Eligible  Not Eligible  Need Data

### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing  N/A  Non-Contributing  N/A

Archeological Potential: Yes  No  Not Evaluated

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
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Fort Collins, CO 80522  
(970) 490-2110

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5624 6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: F

Building/Structure Name: Secondary House

Complex/Site Name: Clark Farm at 9511 Vermillion Road

Roll: CM-54      Frames: 15-17, 25      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: Vacant / Not in Use

Original Use: residence

Intermediate Use(s): n/a

### ARCHITECTURAL HISTORY

---

Architect: n/a

Builder: unknown

Date of Construction: c1910

Based On: Boulder County Assessor's records

Additions/Modifications:    Minor:                      Moderate: xx                      Major:

Moved? no                      Date: n/a

Specific References to the Structure/Building

Please see the accompanying Management Data form.

## ARCHITECTURAL DESCRIPTION

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a two houses, a barn, a garage, three sheds, two privies, a silo and a railroad boxcar. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas.

**Orientation:** south

**Dimensions:** 40' N-S by 24' E-W

**Stories:** 1½

**Plan:** rectangular

**Foundation:** poured concrete

**Walls:** non-original painted yellow stucco over wood frame construction

**Roof:** moderately-pitched gable with brown wood shingles and boxed eaves; low-pitched saltbox roof over 24' by 23' portion to south

**Chimneys:** two red brick chimneys located on the ridges

**Windows:** two 2/2 double-hung windows with painted brown wood frames and silver metal screens, located on the south elevation; one set of paired 2/2 double-hung windows, and one single-light fixed-pane window, located in the south end of the west elevation; one small 1/1 double-hung window, and two 1x1 horizontal sliding windows, located in the north end of the west elevation; one 2/2 double-hug window with a painted brown wood frame, and a silver metal screen, located in the south end of the east elevation; one 3/1 (ribbon style) double-hung window, and one 1x1 horizontal slider, located in the north end of the east elevation; one 2-light window on the north elevation

**Doors:** painted brown wood-paneled entry door, with four lights in the upper sash, and with a painted brown wood screen door, located on the south elevation; painted brown wood-paneled door, with one light in the upper sash, and with a silver metal storm door, located on the west elevation

**Porches:** three poured concrete steps at the entry on the south elevation; 2-step poured concrete stoop at the entry on the west elevation

**Interior:** not surveyed

**Additions:** The building appears in its present configuration in a 1951 property appraisal photo. The 24' by 23' portion to the south may be an early addition

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

Individually Eligible  Not Eligible  Need Data   
Potential District? no  Contributing n/a  Non-Contributing n/a

### Local Landmark Eligibility

Eligible  Not Eligible  Need Data

### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing n/a  Non-Contributing n/a

Archeological Potential: Yes  No  Not Evaluated

Recorder(s): Carl McWilliams

Date: 14 April 1997

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

**Associated Buildings, Features or Objects:**

**Railroad Boxcar** (site plan item G; photos: roll CM-54, frames 19-21)

rectangular plan; 40' N-S by 9' E-W; oriented to the east; currently used for storage; one-story; wood timbers and stone piers foundation; painted red riveted metal, and narrow vertical wood plank exterior walls; metal roof; no chimneys; no windows; horizontal sliding door on the east elevation; 16' by 9' corrugated metal shed-roofed structure attached to the west elevation; this structure is in fair condition.

**Shed** (site plan item H; photo: roll CM-54, frame 22)

reportedly moved here circa 1990 from an oil filed by Mike Miller; rectangular plan; 10' N-S by 8' E-W; oriented to the west; currently used for storage; one-story; wood timbers on grade foundation; painted white corrugated metal exterior walls on wood frame construction; shed roof with corrugated metal roofing over 2" by 4" rafters; no chimneys; no windows; horizontal sliding corrugated metal and wood frame door located on the west elevation; this building has been damaged by fire and is in deteriorated condition.

**Shed** (site plan item I; photos: roll CM-54, frames 23-24)

This building appears to have been used as a granary: rectangular plan; 24' N-S by 14' E-W; oriented to the west; currently not in use; 1½-story; low poured concrete perimeter walls foundation; wood plank floor; painted white horizontal weatherboard walls with new unpainted 1" by 4" corner posts; moderately-pitched gable roof with green asphalt shingles and boxed eaves; no chimneys; small vertical wood plank doors, side hinged with metal strap hinges, located in the upper gable ends on the north and south elevations; painted white vertical wood plank door located on the west elevation; this building is in fair condition.

**Privies** (site plan items J, K; photo: roll CM-54, frame 18)

4' 4" N-S by 4' 4" E-W; oriented to the south; not currently in use; shed roof with wood shingles over 1x wood decking and 2" by 4" rafters with fascia board; horizontal weatherboard walls with 1" by 4" corner posts; small square vent opening; vertical wood plank door, side hinged with metal strap hinges, located on the south elevation; fair condition.

OPEN FIELD

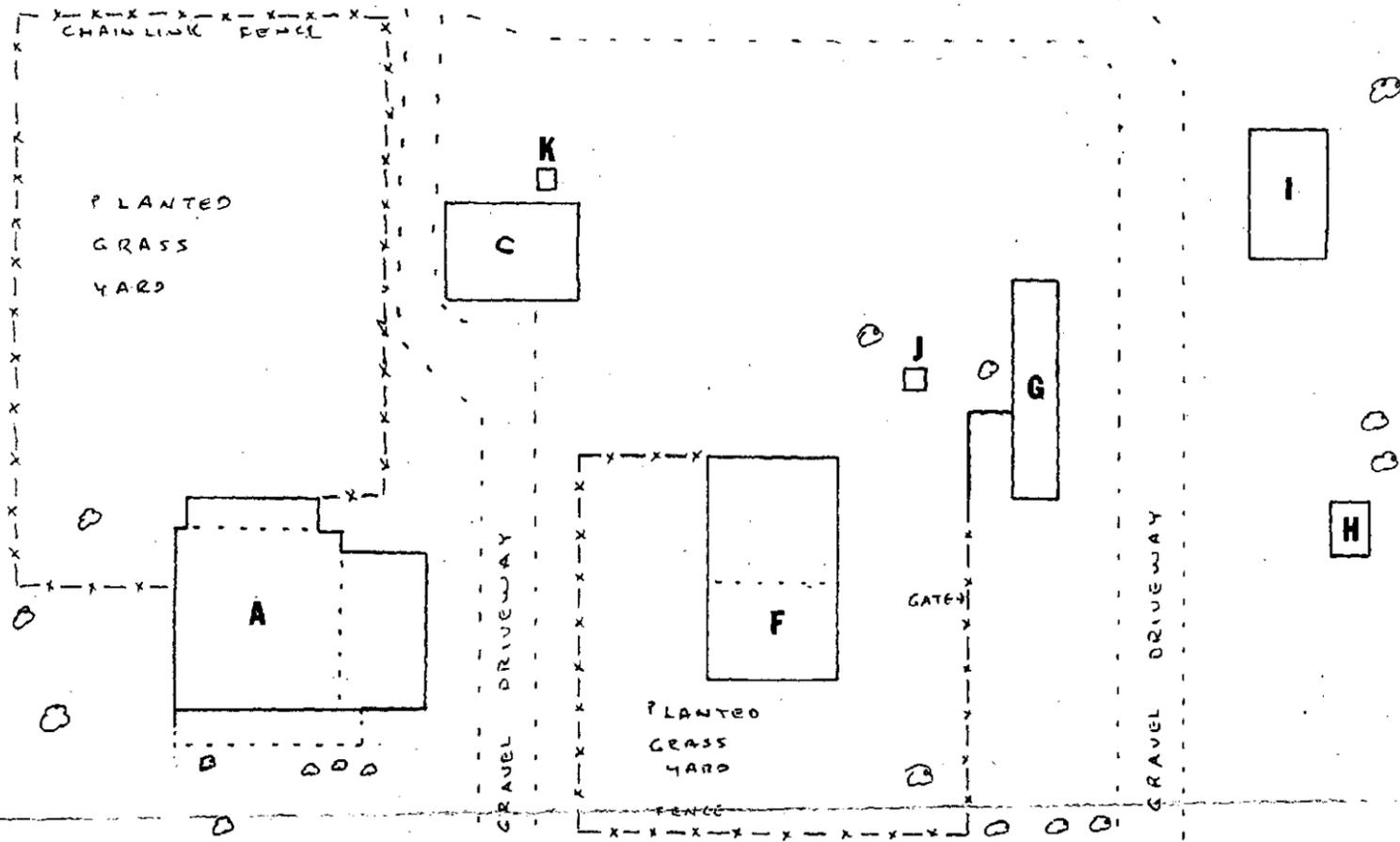


KEY:

- A. MAIN HOUSE
- B. BARN
- C. GARAGE
- D. SILO
- E. SHED
- F. SECONDARY HOUSE
- G. RAILROAD BOXCAR
- H. SHED
- I. SHED
- J. PRIVY
- K. PRIVY

NORTH 95TH STREET

GRAVEL



VERMILLION ROAD

SITE PLAN

APPROXIMATE SCALE 1/4" = 8'

9511 VERMILLION RD.



5BL5624  
 Secondary House 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 17  
 View to SW

5BL5624  
 Secondary House 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 15  
 View to NE

5BL5624  
 Privy 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 18  
 View to NE

5BL5624  
 Secondary House 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 25  
 View to SE

1997



5BL5624  
 Railroad Boxcar 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 20  
 View to SE

5BL5624  
 Railroad Boxcar 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 19  
 View to NW

5BL5624  
 Metal Shed 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 22  
 View to NE

5BL5624  
 Railroad Boxcar 9511 Vermillion Road  
 14 April 1997  
 Negative located at Boulder County Parks and Open Space Department  
 2045 13th Street, Boulder, CO 80306  
 Photographed by Carl McWilliams  
 Roll CM-54 Frame 21  
 View to NE



5BL5624

Wood Frame Shed

9511 Vermillion Road

14 April 1997

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Carl McWilliams

Roll CM-54      Frame 24

View to SW

5BL5624

Wood Frame Shed

9511 Vermillion Road

14 April 1997

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Carl McWilliams

Roll CM-54      Frame 23

View to NE

# BOULDER COUNTY HISTORIC SITES SURVEY

**OAHF Use Only**

- Determined Eligible  
 Determined Not Eligible  
 Nominated  
 Listed  
 Need Data  
 Contributing to NR District  
 Not Contributing to NR District

## MANAGEMENT DATA FORM

 State Site Number: ~~5BL1844~~ 6291

Temporary Site Number: 0051485

## IDENTIFICATION

Resource Name: Clark Farm

Address: 9511 Vermillion Road

Location/Access: This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont.

Project Name: Boulder County Historic Sites Survey

Government Involvement: Local (Boulder County Parks and Open Space Department)

Site Categories: Buildings

Located in an Existing National Register District? No

District Name: N/A

 Owner(s) Address: Inez Coats and Jacqueline L. Anderson  
 c/o Evelyn Cummings  
 356 Main Street  
 Longmont, CO

### Boundary Description and Justification:

This property is comprised of a house, barn, garage, one outbuilding, a silo and a privy. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

Acreage: 96.74 acre parcel

## ATTACHMENTS

HABS/HAER Form: No  
 Building/Structure Form(s): Yes  
 Sketch Map: Yes  
 USGS Map Photocopy: Yes  
 Photographs: Yes

## LOCATION

---

County: Boulder

USGS Quad: Hygiene, Colorado, 1968 Photorevised 1979, 7.5 Minute

Other Maps: None

Legal Location: SW $\frac{1}{4}$ , of SW $\frac{1}{4}$ , of SW $\frac{1}{4}$ , Section 16, Township 3N, Range 69W, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 488960      Northing 4451720

## ELIGIBILITY ASSESSMENT

---

National Register / Local Landmark

Does not meet any of the below National Register Criteria

N/A	N/A	Qualifies under Criteria Considerations A-G
xx	xx	Criterion A. (Associated with events that have made a significant contribution to the broad pattern of our history)
xx	xx	Criterion B. (Associated with the lives of persons significant in our past)
xx	xx	Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents 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)
N/A	N/A	Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory)

Level of National Register Significance: Local

Condition: good

Additional Comments:

N/A

Eligibility Recommendation: eligible

**STATEMENT OF SIGNIFICANCE**

---

John Clark was a successful and well known sugar beet grower and cattle rancher who came to Colorado with his parents from England in 1880 at the age of four. The family farmed in several locations and John attended several schools before finally completing his education at the Armstrong school which is located directly across the street from what was to become his ranch and home of 35 years. He married in 1899 and acquired the property around 1918. His obituary describes him as a self made man, having started with just one horse and a rented farm and working his way up to becoming one of the top beet producers in the state by 1944. He was known for his progressive farming methods and sound agricultural practices which enabled him to have consecutively high yields of sugar beets year after year. Clark was an active member of the Mountain States Beet Growers Association and president of the local association. Attending all of the yearly meetings throughout the U.S., he also represented the association in Washington D. C. several times. A short history of the beet industry by Clark, was published in the *Mountain States Beet Grower* in 1948. He also served as president of the Rough and Ready Ditch Company in 1935. Clark was still active in farming up until his death in 1953 at the age of 76. The farm is now owned by daughter Inez Coates and granddaughter Jacqueline Anderson.

*Evaluation*

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

If in an existing National Register District, is the property  
Contributing N/A Non-Contributing N/A

Is there National Register District Potential? no

Discuss: The property is located in a relatively, rural, isolated location. There are no other nearby related historic buildings.

## MANAGEMENT AND ADMINISTRATIVE DATA

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Threats to Resource: the property is being well maintained

Local Landmark Designation: No

Preservation Easement: No

## MANAGEMENT AND ADMINISTRATIVE DATA

---

References: Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*,  
13 May 1948.

Photographs: Roll(s): CM-9      Frames: 5-17

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams and Mary Dearhamer

Date: 3 October 1995

### Affiliation:

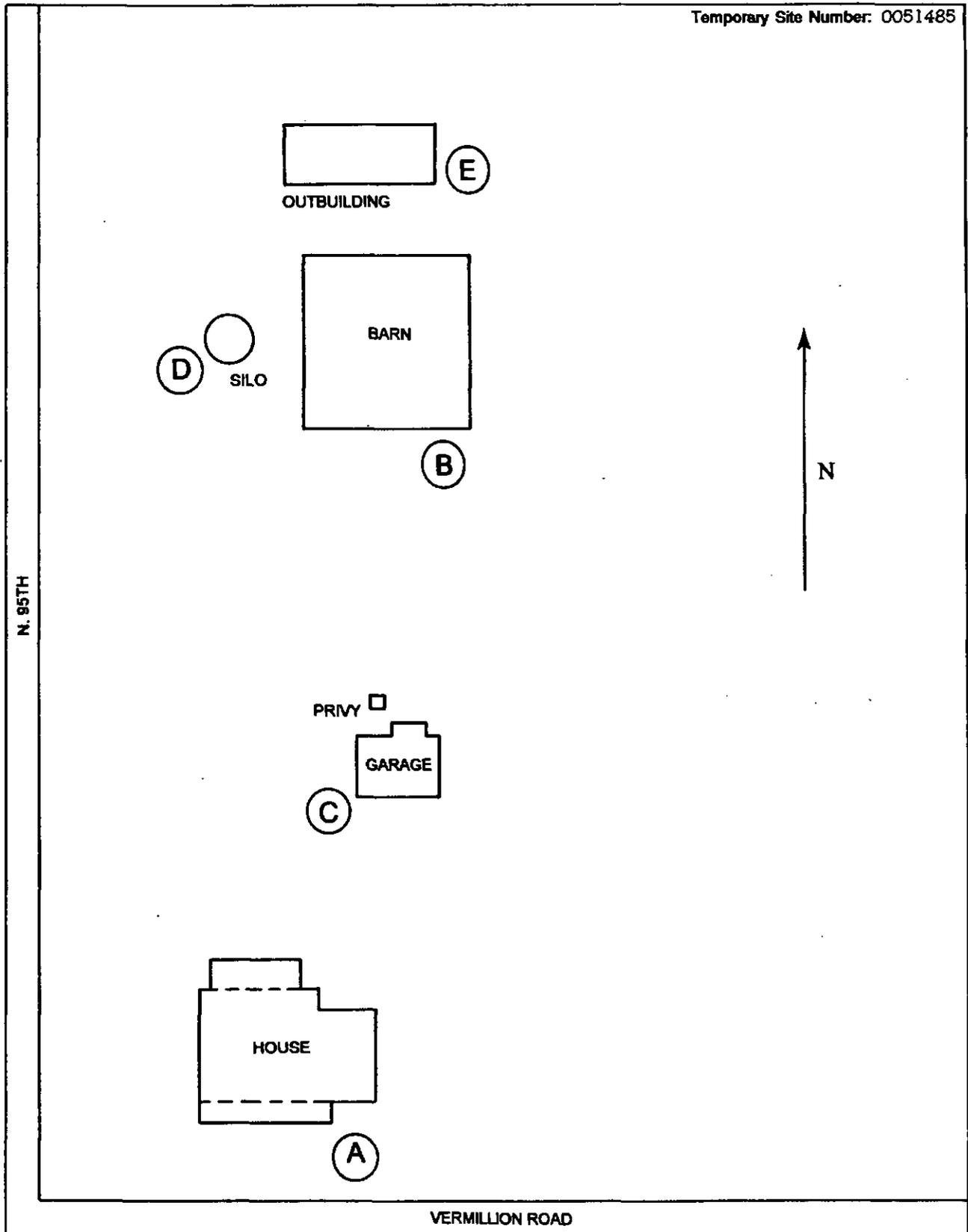
Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
P.O. Box 1909  
Fort Collins, CO 80522  
(970) 490-2110

6791

State Site Number: 5BL1044

Temporary Site Number: 0051485

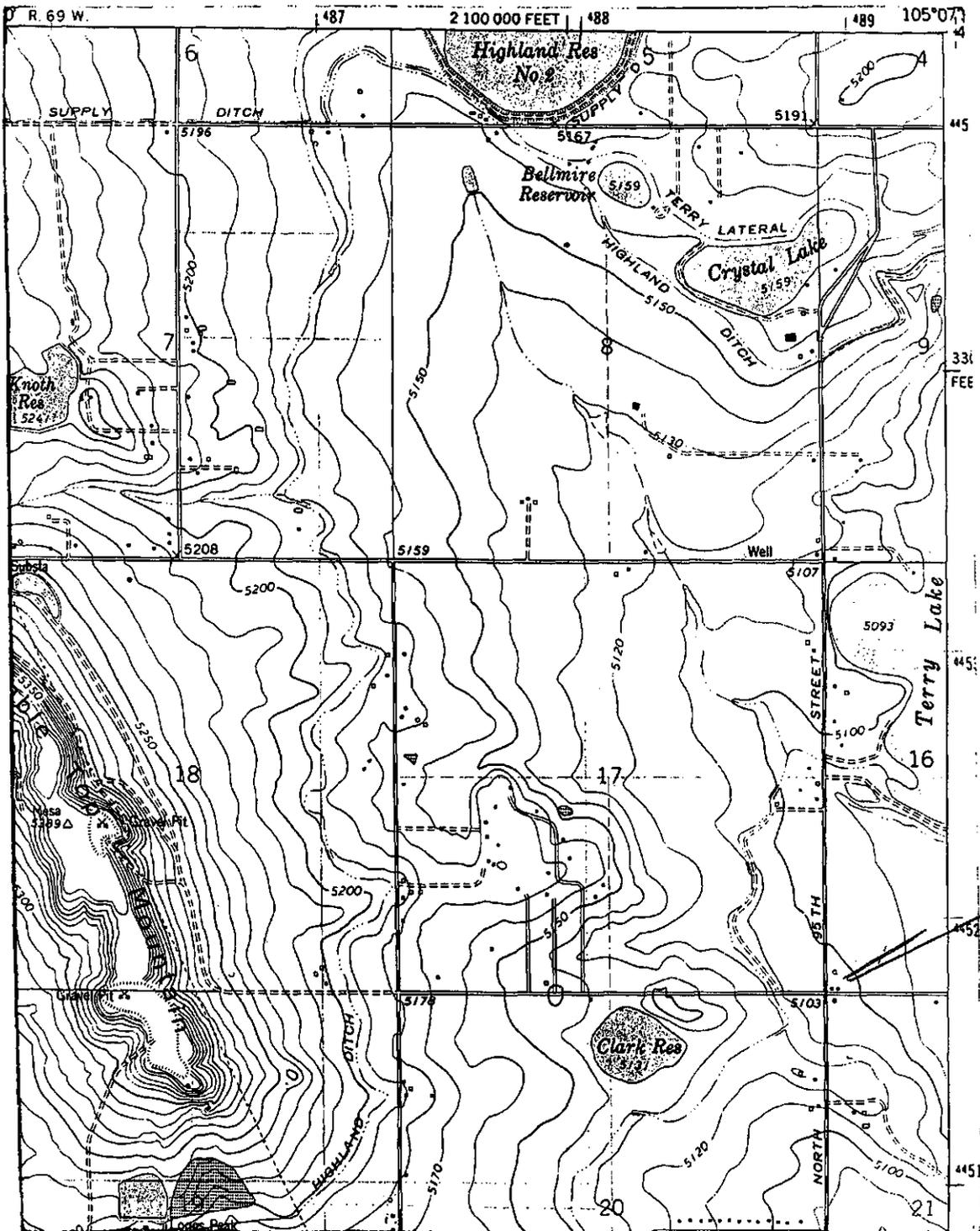


SITE PLAN . . . . . NOT TO SCALE

6791

State Site Number: 5BL1844

Temporary Site Number: 0051485



LOCATION MAP (Copied from Hygiene, Colorado USGS Quadrangle Map)

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL:0446791

Temporary Site Number: 0051485

### IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: Clark House

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 5-7      Photographer: Carl McWilliams

### FUNCTION

Current Use: residence

Original Use: residence

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: John Clark

Date of Construction: c1910

Based On: Boulder County Assessor's estimate

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## ARCHITECTURAL DESCRIPTION

---

**Complex/Structure/Building Type:** building

**Architectural Style:** bungalow

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a house, barn, garage, one outbuilding, a silo and a privy. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

**Orientation:** south

**Dimensions:** 36' N-S by 35' E-W; 28' by 16' shed-roofed extension on the east elevation; 24' by 8' hip-roofed porch addition on the north elevation

**Stories:** one

**Plan:** irregular

**Foundation:** concrete; no basement

**Walls:** painted white narrow horizontal wood siding on wood frame construction

**Roof:** moderately-pitched gable with green asphalt shingles and boxed eaves

**Chimneys:** one red brick chimney on the ridge; shed roof over east addition; hip roof over rear porch addition to north

**Windows:** windows are primarily single and paired double hung sash including glazing patterns of 1/1, 3/1 and 4/1; painted white wood muntins and surrounds, exterior metal screens

**Doors:** single painted white wood-paneled entry door, with a silver metal screen door, on the east elevation; single painted white wood-paneled entry door, with a silver metal screen door, on the south elevation

**Porches:** an enclosed, screened-in porch extends almost the full length of the south elevation - wood frame half-walls and squared post piers support a gable porch roof; poured concrete stoop at the north end of the east elevation (no hood)

**Interior:** not surveyed

**Additions:** older additions to the east and north elevations

**Associated Buildings, Features or Objects:**

barn, garage, outbuilding, silo

6791

State Site Number: 5BL-~~244~~  
Temporary Site Number: 0051485

### ELIGIBILITY ASSESSMENT

---

#### National Register Eligibility Recommendation

Individually Eligible  Not Eligible  Need Data   
Potential District?  no  Contributing N/A  Non-Contributing N/A

#### Local Landmark Eligibility

Eligible  Not Eligible  Need Data

#### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing  N/A  Non-Contributing N/A

Archeological Potential: Yes  No  Not Evaluated

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
P.O. Box 1909  
Fort Collins, CO 80522  
(970) 490-2110

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL~~1844~~ 6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: B

Building/Structure Name: Clark Barn

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 8-11      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: barn

Original Use: barn

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1910

Based On: Boulder County Assessor's estimate

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular double-wing

Landscape/Setting: This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a house, barn, garage, one outbuilding, a silo and a privy. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

Orientation: west

Dimensions: ~48' by ~48'

Stories: 2½

Plan: square

Foundation: poured concrete

Walls: weathered, painted white weatherboard on wood frame construction; painted white 1" by 6" corner posts; The name **JOHN CLARK**, in faded block lettering, appears on the west elevation

Roof: tall gable roof with shed roof extensions to the north and south (double-wing); exposed 2" by 4" rafter ends; gabled cupola on ridge; gable end hay hood on the west elevation

Chimneys: none

Windows: windows are primarily 4-light hoppers with painted white wood surrounds

Doors: five painted white wood plank "Dutch" doors, side hinged with metal strap hinges (three on the east elevation, one on the north elevation, one on the south elevation; one side-hinged wood plank hayloft door on the east elevation; one very large, bottom hinged, hayloft door on the west elevation

Porches: none

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, garage, outbuilding, silo

**ELIGIBILITY ASSESSMENT**

---

**National Register Eligibility Recommendation**

Individually Eligible	xx	Not Eligible		Need Data
Potential District?	no	Contributing	N/A	Non-Contributing N/A

**Local Landmark Eligibility**

Eligible	xx	Not Eligible	Need Data
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**Statement of Significance / NRHP Justification**

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
P.O. Box 1909  
Fort Collins, CO 80522  
(970) 490-2110

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1044 6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: C

Building/Structure Name: Clark Garage

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 12-13      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: garage

Original Use: garage

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1930

Based On: physical inspection

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## ARCHITECTURAL DESCRIPTION

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a house, barn, garage, one outbuilding, a silo and a privy. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

**Orientation:** south

**Dimensions:** 24' N-S by 18' E-W

**Stories:** one

**Plan:** rectangular

**Foundation:** stone piers at corners

**Walls:** weathered, painted white horizontal weatherboard siding; painted white 1" by 4" corner posts

**Roof:** hipped roof with flared eaves, green asphalt shingles and boxed eaves

**Chimneys:** none

**Windows:** one single-light fixed-pane located on the north elevation; two 4-light fixed-pane windows, located on the east and west elevations respectively; all with painted white wood surrounds

**Doors:** single, painted white, wood plank entry door at west end of south elevation; large open bay on south elevation

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

barn, house, outbuilding, silo

6791

State Site Number: 5BL1844

Temporary Site Number: 0051485

## ELIGIBILITY ASSESSMENT

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### National Register Eligibility Recommendation

Individually Eligible	xx	Not Eligible		Need Data
Potential District?	no	Contributing	N/A	Non-Contributing N/A

### Local Landmark Eligibility

Eligible	xx	Not Eligible	Need Data
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### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
 Contributing N/A      Non-Contributing N/A

Archeological Potential:    Yes                      No                      Not Evaluated    xx

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
 1607 Dogwood Court  
 Fort Collins, CO 80525  
 (970) 493-5270

Tatanka Historical Associates Inc.  
 P.O. Box 1909  
 Fort Collins, CO 80522  
 (970) 490-2110

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1044 6791

Temporary Site Number: 0051485

### IDENTIFICATION

---

Map ID Number/Feature Number of Code: D

Building/Structure Name: Clark Silo

Complex/Site Name: Clark Property at 9511 Vermillion Road

Roll: CM-9      Frames: 14-15      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: Vacant / Not in Use

Original Use: silo

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

---

Architect: N/A

Builder: John Clark

Date of Construction: c1920

Based On: physical inspection

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

6791

State Site Number: 5BL1844

Temporary Site Number: 0051485

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: structure

Architectural Style: N/A

Landscape/Setting: This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a house, barn, garage, one outbuilding, a silo and a privy. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

Orientation: N/A

Dimensions: 41' circumference; 33' in height

Stories: N/A

Plan: circular

Foundation: concrete

Walls: concrete wrapped with threaded strapping bolts at ~16" vertical intervals

Roof: open

Chimneys: N/A

Windows: none

Doors: vertical opening with steel ladder and metal covering on east side

Porches: N/A

Interior: N/A

Additions: none

Associated Buildings, Features or Objects:

barn, garage, house, outbuilding

6721

State Site Number: 5BL1844  
Temporary Site Number: 0051485

**ELIGIBILITY ASSESSMENT**

---

**National Register Eligibility Recommendation**

Individually Eligible xx      Not Eligible      Need Data  
Potential District? no      Contributing N/A      Non-Contributing N/A

**Local Landmark Eligibility**

Eligible xx      Not Eligible      Need Data

**Statement of Significance / NRHP Justification**

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing N/A      Non-Contributing N/A

Archeological Potential: Yes      No      Not Evaluated xx

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
P.O. Box 1909  
Fort Collins, CO 80522  
(970) 490-2110

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1044 6791

Temporary Site Number: 0051485

### IDENTIFICATION

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Map ID Number/Feature Number of Code: E

Building/Structure Name: Clark Outbuilding

Complex/Site Name: Clark Property

Roll: CM-9      Frames: 16-17      Photographer: Carl McWilliams

### FUNCTION

---

Current Use: agricultural outbuilding

Original Use: agricultural outbuilding

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

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Architect: N/A

Builder: John Clark

Date of Construction: c1920

Based On: physical inspection

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

"Funeral for Pioneer Longmont Farmer...." *Longmont Times-Call*, 17 August 1953.

"John Clark Hangs Up a Beet Record." *Longmont-Times Call*, 27 December 1944.

"John E. Clark, Pres. of Rough and Ready Ditch Company...."  
*Longmont Ledger*, 13 July 1934.

"Longmont Man's Story of Beet Industry History is Published". *Longmont Times-Call*, 13 May 1948.

## ARCHITECTURAL DESCRIPTION

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**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located at the northeast corner of Vermillion Road and North 95th Street, north of Longmont. It is comprised of a house, barn, garage, one outbuilding, a silo and a privy. A planted grass lawn is located to the south, west, and northwest of the house. The terrain is flat with open farm land and cornfields to the outlying areas

**Orientation:** south

**Dimensions:** 42' E-W by 16" N-S

**Stories:** one

**Plan:** rectangular

**Foundation:** poured concrete

**Walls:** weathered, painted white horizontal wood siding on wood frame construction

**Roof:** saltbox with weathered wood shingles and exposed 2" by 4" rafter ends

**Chimneys:** none

**Windows:** none

**Doors:** three open bays on the south elevation divided by 6" by 6" square wood posts on concrete pedestals

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

barn, garage, house, silo

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

Individually Eligible  Not Eligible  Need Data   
Potential District? no  Contributing N/A  Non-Contributing N/A

### Local Landmark Eligibility

Eligible  Not Eligible  Need Data

### Statement of Significance / NRHP Justification

The Clark farm is significant relative to National Register Criteria A, B and C and Boulder County Criteria 1-501-A-(1), (3) and (4). Under Criterion A, the property is among Boulder County's most intact and better preserved farm complexes, and thus, represents the important theme of agriculture in eastern Boulder County. Under Criterion B, the property is significant for its association with John Clark, a significant local individual. Under Criterion C, the house is a representative bungalow, and the barn is an excellent example of the double-wing style of barn architecture.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property  
Contributing N/A  Non-Contributing N/A

Archeological Potential: Yes  No  Not Evaluated

Recorder(s): Carl McWilliams

Date: 1994

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270

Tatanka Historical Associates Inc.  
P.O. Box 1909  
Fort Collins, CO 80522  
(970) 490-2110



DATE:

Paint File  
ARCHIVAL PRESERVERS

ASSIGNMENT:

P.O. BOX 607638 • ORLANDO, FL 32860 • (407) 886-3106

INSERT EMULSION SIDE DOWN

FILE NO.:

STYLE NO. 45-4B

BRUNNEN  
ARCHIVAL MATERIALS

NO. BOX 4048 - ORLANDO, FL 32809 - (407) 582-2100

INSTR. EMULSION SIDE DOWN  
DATE NO. 42-11

DATE:

ARRIVEMENT:

DATE NO.:

5BL~~1044~~ 6791

Clark Farm Barn  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to NE  
Roll CM-9  
Frame 8

5BL~~1044~~ 6791

Clark Farm House  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to SE  
Roll CM-9  
Frame 7

5BL~~1044~~ 6791

Clark Farm House  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to NW  
Roll CM-9  
Frame 6

5BL~~1044~~ 6791

Clark Farm House  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to North  
Roll CM-9  
Frame 5



Print File  
ARCHIVAL PRESERVERS

DATE:

ASSIGNMENT:

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FILE NO.:

STYLE NO. 45-4B

5BL~~1044~~ 6791

Clark Farm Barn  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to SE  
Roll CM-9  
Frame 9

5BL~~1044~~ 6791

Clark Farm Barn  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to NW  
Roll CM-9  
Frame 11

5BL~~1044~~ 6791

Clark Farm Barn  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to SW  
Roll CM-9  
Frame 10

5BL~~1044~~ 6791

Clark Farm Garage  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to NE  
Roll CM-9  
Frame 12

VIKING LITHOGRAPH  
Boulder, CO

DATE:

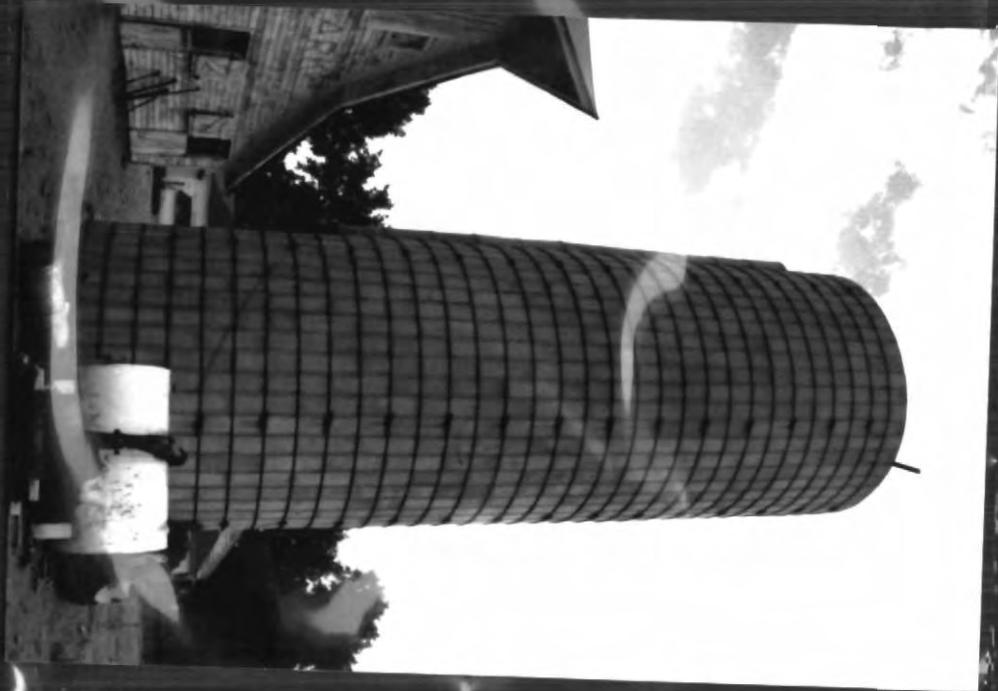
ASSIGNMENT:

P.O. BOX 603928 • ORLANDO, FL 32890 • (407) 888-3100

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LIFE NO.:

SLATE NO. 42-32



Print File  
ARCHIVAL PRESERVERS

DATE:

ASSIGNMENT:

P.O. BOX 607638 • ORLANDO, FL 32860 • (407) 896-3100

INSERT EMULSION SIDE DOWN

STYLE NO. 45-4B

FILE NO.:

5BL~~1044~~ 6791

Clark Farm Garage  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to SW  
Roll CM-9  
Frame 13

5BL~~1044~~ 6791

Clark Farm Silo  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to South  
Roll CM-9  
Frame 15

5BL~~1044~~ 6791

Clark Farm Outbuilding  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to NE  
Roll CM-9  
Frame 16

VISIONARY PARTNERS

DATE:

P.O. BOX 901928 · ORLANDO, FL 32890 · (407) 904-3100

ATTACHMENT

INSERT EMULSION SIDE DOWN

DATE NO. 42-118

FILE NO.:

Print File  
ARCHIVAL FILM SERVICE

P.O. BOX 607638 · ORLANDO, FL 32860 · (407) 886-3100

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ASSIGNMENT:

FILE NO.:



PROFUMI LITERSALERE  
Primo Plus

DATE:

ASIGNAMENTO:

P.O. BOX 402039 - ORLANDO, FL 32890 - (407) 984-3106

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REF. NO.:

SLATE NO. 42-4B

5BL4844-6791

Clark Farm Outbuilding  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to SW  
Roll CM-9  
Frame 17

5BL4844-6791

Clark Farm Silo  
9511 Vermillion Road  
3 September 1994

Negative located at Boulder County Parks and Open Space Department  
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical  
Associates Inc.

View to North  
Roll CM-9  
Frame 14

DATE RECEIVED - OFFICE USE ONLY



# BUILDING PERMIT APPLICATION

LAND USE DEPARTMENT • BUILDING SAFETY & INSPECTION SERVICES DIVISION  
 2045 13th Street • 13th & Spruce Streets • P.O. Box 471 • Boulder, Colorado 80306  
 (303) 441-3925

BUILDING PERMIT NUMBER • OFFICE USE ONLY

BP-00-1648

## PROJECT LOCATION

PROJECT STREET ADDRESS <b>9525 VERMILLION ROAD (9511?)</b>			LOT	BLOCK	SUBDIVISION
CITY/ZIP CODE <b>LONGMONT 80501</b>			SECTION <b>16</b>	TOWNSHIP <b>3N</b>	RANGE <b>69W</b>
OWNERSHIP			CONTRACTOR		
OWNER'S NAME <b>BOULDER COUNTY</b>		DAY PHONE NUMBER <b>720-622-0115</b>	CONTRACTOR'S NAME <b>SAME AS OWNER</b>		DAY PHONE NUMBER
ADDRESS <b>2045 13th ST.</b>		NIGHT PHONE NUMBER	ADDRESS		NIGHT PHONE NUMBER
CITY <b>BOULDER</b>	STATE <b>CO</b>	ZIP CODE <b>80302</b>	FAX NUMBER <b>720-622-0114</b>	CITY	STATE
				ZIP CODE	FAX NUMBER

## DESCRIBE THE PROJECT

DEMOLITION OF THE EASTERN MOST RESIDENCE (SEE ATTACHED) HOUSE CURRENTLY OWNED BY PARKS & OPEN SPACE & IS NOT OCCUPIED. THE LEACH FIELD & SEPTIC SYSTEM IS TO THE REAR OF THE HOUSE, WHICH IS THE MAIN ACCESS TO FARMING OPERATION

ESTIMATED COST \$

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

	EXISTING	TO BE CONSTRUCTED	COMPLETE ONLY FOR NEW PROJECT		
HEIGHT OF STRUCTURE	FT.	N/A	STRUCTURE SIZE	FINISHED	UNFINISHED
NUMBER OF BEDROOMS		N/A	BASEMENT	SQ. FT.	SQ. FT.
NUMBER OF BATHROOMS		N/A	1ST STORY	SQ. FT.	SQ. FT.
PROPERTY SIZE:			2ND STORY	SQ. FT.	SQ. FT.
			3RD STORY	SQ. FT.	SQ. FT.
			OTHER STORIES	SQ. FT.	SQ. FT.
			GARAGE	SQ. FT.	SQ. FT.
			DECK	SQ. FT.	COVERED DECK
					SQ. FT.

### SETBACKS (Distance of Project to Property Lines)

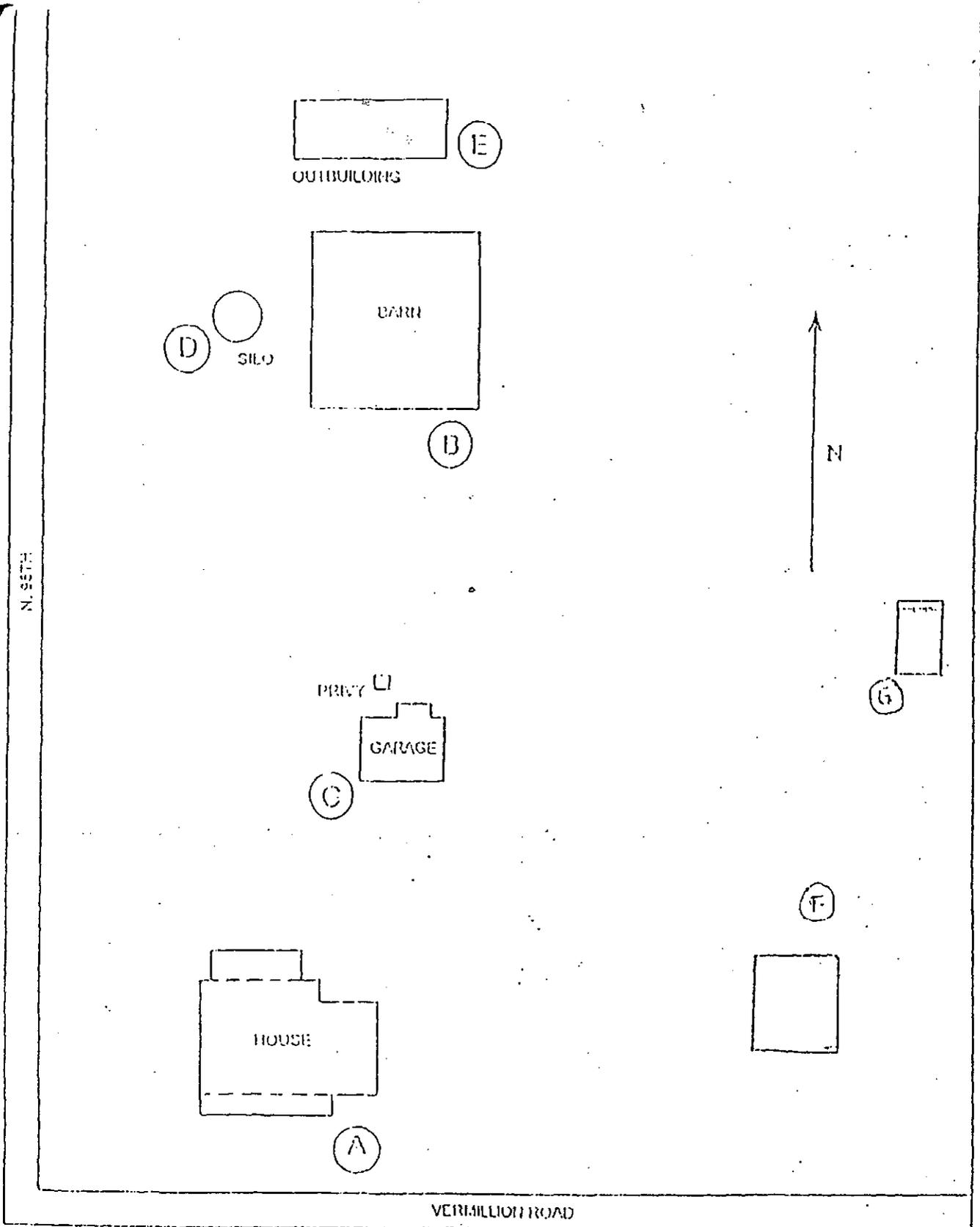
FRONT SETBACK EXISTING	SIDE SETBACK EXISTING	REAR SETBACK EXISTING
FT.	FT.	FT.
FRONT SETBACK PROPOSED	SIDE SETBACK PROPOSED	REAR SETBACK PROPOSED
FT.	FT.	FT.

WATER SERVICE (✓ One)	SEWER SERVICE (✓ One)	ELECTRICAL SERVICE (✓ One)	GAS SERVICE (✓ One)	ACCESS (✓ One)
<input type="checkbox"/> INDIVIDUAL WELL <input type="checkbox"/> COMMUNITY WELL <input type="checkbox"/> N/A <input checked="" type="checkbox"/> PUBLIC: <b>LONGMONT</b>	<input checked="" type="checkbox"/> SEPTIC TANK <input type="checkbox"/> VAULT <input type="checkbox"/> N/A <input type="checkbox"/> PUBLIC: _____	<input type="checkbox"/> PUBLIC SERVICE COMPANY <input type="checkbox"/> UNITED POWER <input type="checkbox"/> ESTES PARK <input type="checkbox"/> POUDRE VALLEY REA <input checked="" type="checkbox"/> LONGMONT <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> PUBLIC SERVICE COMPANY <input type="checkbox"/> PROPANE <input type="checkbox"/> N/A <input type="checkbox"/> OTHER: _____	<input checked="" type="checkbox"/> EXISTING DRIVEWAY <input type="checkbox"/> NEW DRIVEWAY <input type="checkbox"/> N/A <input type="checkbox"/> OTHER: _____

## CERTIFICATION

I hereby certify that the above information is correct and agree to construct this building in accordance with the plot, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Zoning Ordinance, Building Code, Electrical Code, and Health and Plumbing Regulations of the County of Boulder.

OWNER/AGENT'S SIGNATURE <b>X [Signature]</b>	DATE <b>8.31.00</b>	TITLE <b>MANAGER OF PARKS</b>
---	------------------------	----------------------------------



SITE PLAN . . . . .

NOT TO SCALE

Buildings to be re-roofed are house (A), garage (C), and shed (G)

for visible signs of contamination or contamination sources, and a preliminary asbestos screen. A driveby survey of the nearby area was also performed.

### 3.1 Buildings Inspection

The property is comprised of approximately 97 acres of rural farmland located near the northeast corner of N. 95th Street and Vermillion Road. Two residences, a garage, a barn, an open front utility building, a boxcar, a utility shed, a grain silo and a small metal shed are located near the southwest corner of the property.

#### Preliminary Asbestos Screen *negative*

A preliminary asbestos screen was performed of suspect materials which were easily visible and accessible for inspection (Roofing and flooring materials were excluded). A total of six bulk samples of building materials were obtained. Samples were submitted to Reservoirs Environmental Services, Inc. and analyzed by polarized light microscopy using the area estimation method (EPA-600/M4-82-020). The test results are discussed below, summarized in Table 4, and the laboratory data are given in Appendix A.

#### Western Residence

This single family residence is occupied by Isaac and Dorothy Drieth. The residence is woodframe construction with an asphalt shingle roof. The interior finishes consist of smooth gypsum wallboards and ceilings throughout most of the residence, imitation wood panelling found in several areas, acoustical tile ceilings in the laundry room, dining room, and guest bedroom, and carpeting over wood floors. A single type of 4'x2' ceiling tiles is present in the laundry room and dining room; and a single type of 12"x12" ceiling tiles is present in the guest bedroom. Samples of each type of tile (A1 & A2) were obtained and tested negative for asbestos contamination.

Heat at the residence is provided by two gas-fired heaters located in the kitchen and dining room and a electrical baseboard heater located in the bedroom. A 40-gallon hot water heater is located in the kitchen. There were no coverings observed on the heaters or the hot water heater's copper piping. There was no access to the attic area. Mrs. Drieth indicated that there was no insulation in the attic of the residence. No other insulations were observed.

#### Eastern Residence

This residence is occupied by Sally Westerfield. The one-story residence is woodframe construction with an asphalt shingle roof. The exterior of the building is covered with a cement-like stucco. Predominant interior finishes consist of smooth wallboards and ceilings throughout most of the residence, a cementitious plaster on wood lath above refinished ceilings and walls and carpeting over wood floors. Two samples of the original plaster (A3 & A4), a sample of the smooth wallboard (A5), and a sample of the exterior stucco (A6) were obtained at the residence. All samples tested negative for asbestos contamination.

Heat at the residence is provided by two gas-fired heaters located in the kitchen and living room. A 40-gallon hot water heater is located in the kitchen. There were no coverings observed on the heaters or the hot water heater's copper piping. Limited amounts of kraft-backed spun fiberglass insulation were observed above the ceiling of the northern portion of the residence, and newspaper was observed in the eastern wall of the residence. The roof of the northern portion of the residence is not insulated. There is no access to the attic area above the southern portion of the residence. No other insulations were observed.

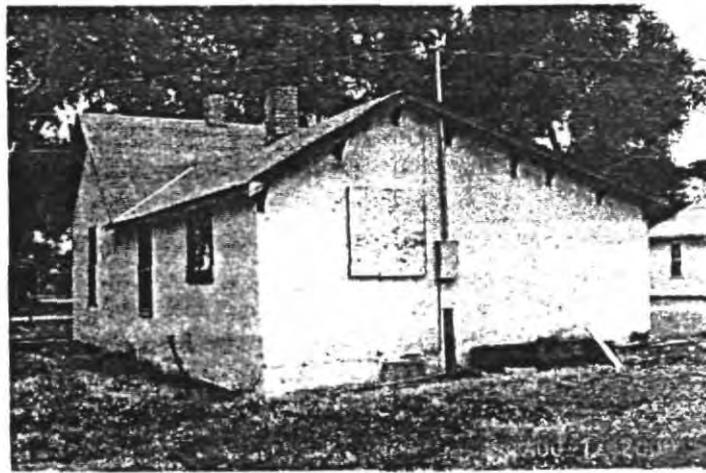
John Clark Farm  
9525 Vermillion Road, Longmont



Southwest corner



Southeast corner



Northeast corner

Septic and leach field / barnyard - equipment storage behind house





## Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503  
303.678.6200 • Fax: 303.678.6177 • [www.bouldercounty.org](http://www.bouldercounty.org)

**To:** Historic Preservation Advisory Board  
**From:** Carol Beam, Cultural Resource Specialist  
**Date:** December 6, 2018  
**Re:** Preliminary determination of eligibility

---

### **BACKGROUND:**

Boulder County purchased the 97 acre John Clark property on May 22, 1996 and continued its long agricultural history by leasing the property out to tenant farmers since that time. The county purchased the 39.46 acre Zapf property on September 18, 2018. The county will determine the future use of Zapf property at a later date after it assesses the resources that include wildlife, ecology, water, agriculture and other values on the property.

### **REQUEST:**

The Parks and Open Space would like to request a preliminary determination of eligibility for both the John Clark property at 9511 Vermillion Road and the Zapf Farm at 6412 Hygiene Road for future planning purposes. The Parks and Open Space Department is not pursuing nominations at this time until further internal discussions, decisions and director permission are obtained.



# Boulder County Land Use Department

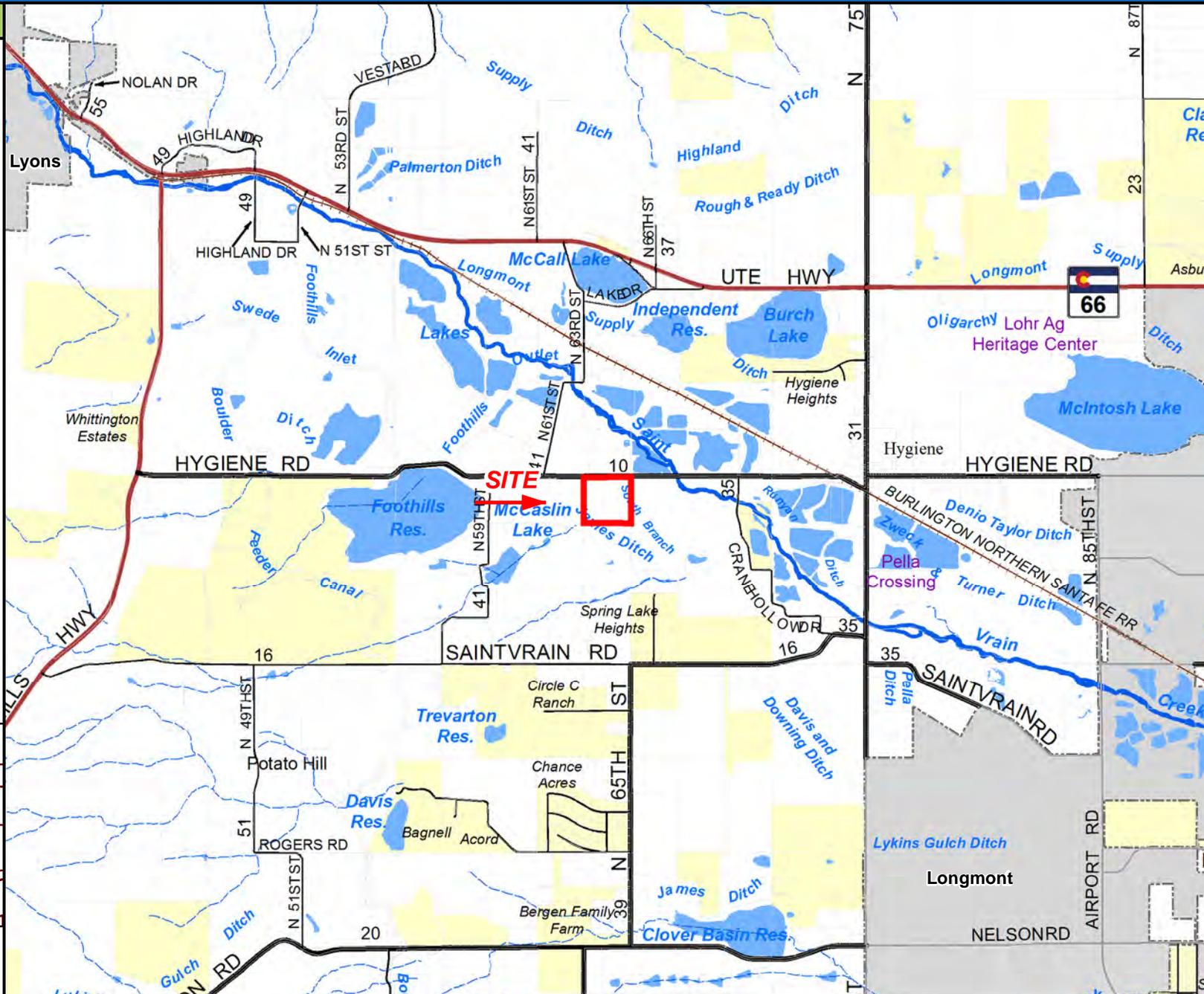
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Vicinity

6412 HYGIENE RD

## Legend

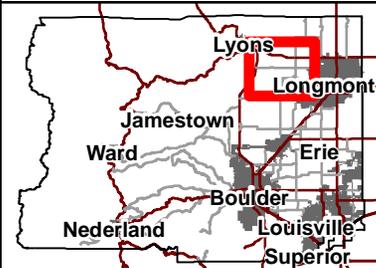
Subject Parcel



0 4,000 Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 11/20/2018



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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

6412 HYGIENE RD

## Legend

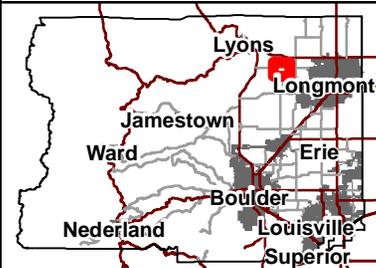
Subject Parcel



0 1,000 Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 11/20/2018



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# Boulder County Land Use Department

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

Aerial

6412 HYGIENE RD

## Legend

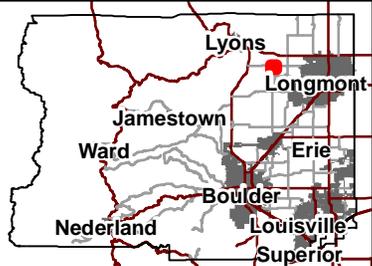
 Subject Parcel



0 400 Feet

NORTH 1 inch = 400 feet

Area of Detail Date: 11/20/2018



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COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Page 1

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



**I. IDENTIFICATION**

- |                               |  |                   |                     |
|-------------------------------|--|-------------------|---------------------|
| 1. Resource number:           | <b>5BL.13883</b>                           | Parcel number(s): | <b>120335000003</b> |
| 2. Temporary resource number: | <b>NA</b>                                  |                   |                     |
| 3. County:                    | <b>Boulder</b>                             |                   |                     |
| 4. City:                      | <b>Hygiene vicinity</b>                    |                   |                     |
| 5. Historic building name:    | <b>George Washington Webster Homestead</b> |                   |                     |
| 6. Current building name:     | <b>Zapf Farm</b>                           |                   |                     |
| 7. Building address:          | <b>6412 Hygiene Rd.</b>                    |                   |                     |
| 8. Owner name:                | <b>Boulder County</b>                      |                   |                     |
| Owner organization:           |  |                   |                     |
| Owner address:                | <b>PO Box 471</b>                          |                   |                     |
|                               | <b>Boulder CO 80306</b>                    |                   |                     |

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Individually Eligible</b>

## Architectural Inventory Form

Page 2

### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **3N** Range: **70W**  
 1/4 of 1/4 of **NW** 1/4 of **NW** 1/4 of Section **35**

10. UTM reference zone: **13**  
 Easting: **482639** Northing: **4448700**  
 USGS quad name: **Hygiene** Scale: **7.5**  
 Year: **2006**

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

12. Boundary description and justification:

**The property consists of 39.46 acres in the NW NW of Section 35, Township 3 North, Range 70 West, all in the 6th Principal Meridian.**

Metes and bounds exist:  **NA**

### III. ARCHITECTURAL DESCRIPTION

13. Building plan (footprint, shape): **Irregular Plan**
14. Other building plan descriptions:
15. Dimensions in feet (length x width): **Length: 36 x Width: 32**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard** Other wall materials:  
**0**
18. Roof configuration: **Hipped Roof**  
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**
21. General architectural description:

**The house is an irregular plan, 1 story, hipped roof, with overhanging eaves, single dwelling that faces east. The house features a painted green raised concrete block foundation with 4 hopper style wood windows on the south elevation, 2 hopper style wood windows on the east elevation, 2 hopper style wood windows on the west elevation and 2 hopper style wood windows on the north elevation. The house is sided with painted white drop or novelty wood siding. A red brick chimney is located at the ridge of the hipped roof. The roof is covered with gray composition shingle.**

**The east elevation features a centered gabled roof vestibule extension containing a single entrance wood door with 3 divided light windows over a solid wood bottom. This entrance provides access into an auxiliary room off the kitchen and considered the informal family entrance. A painted white wood screen door covers the wood door. Adjacent to the door's south, is 1 single pane fixed wood window. A rectangular shaped single sandstone faced step is located directly below the wood and screen door entrance. To the south of the vestibule is a 1/1 wood framed window on the main floor location. On the north of the gabled roof vestibule, the house features an inset porch with single entrance wood door with divided light windows and metal screen door. The gabled roof vestibule overhangs the inset porch and provides the porch roof cover. This entrance provides access to the living room and considered the main public entrance. A 5 step sandstone faced staircase leads to the entrance. A rectangular shaped sandstone planter box is located on the north side of the bottom of the sandstone staircase. One large wood framed picture window is located to the north of the entrance door. A random pattern sandstone and poured concrete patio area expands the width of the east elevation.**

## Architectural Inventory Form

Page 3

The north elevation features 1 single pane fixed wood window in the gabled roof vestibule extension and 1 large wood framed picture window flanked by 2 narrow side-hinged opening wood windows. One 1/1 wood framed window with screen is located to the west of the picture window. The west elevation features two 1/1 wood framed windows with screens.

The south elevation features 1/1 wood framed window with screen, 1 large wood framed picture window flanked by 2 narrow side hinged opening wood windows and 1 smaller sized 1/1 wood framed window with screen that serves as the bathroom window. One single pane fixed wood window is located in the gabled roof vestibule extension.

22. Architectural style: **No Style**

Other architectural styles:

Building type: **n/a**

23. Landscape or special setting features:

The property is located directly adjacent to south side of Hygiene Road in a rural area of unincorporated northern Boulder County. The property is relatively flat with slight variations in the elevation on the western portion of the property and surrounded by agricultural fields on the east, west and south. Agricultural fields are also located to the north, but across Hygiene Road and not part of this property. The property is approximately 5,135 feet above mean sea level (MSL).

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (08013CO266J), the property is within flood zone A. In this flood zone, the property is subject to inundation by the 1-percent-annual-chance flood event.

The building complex area is located in the north-central portion of the property. The land is flat, except where the South Branch ditch crosses the property and the ground slopes downwards toward the ditch. The building complex is surrounded by a variety of mature landscaping that includes a diversity of plants that include large mulberry tree, silver maple trees, locust trees, willow trees, pine tree, various bushes and a small apple orchard just west of the house. The apple orchard and the large trees were planted by the property's original owner, George Washington Webster, a well-known early nurseryman and fruit grower in the Pella area. There might be other varieties of trees on the property, but they were not able to be identified due to the site visit occurring in the late fall when the foliage was mostly gone. A painted white 3.5' high wood picket fence with painted green top pickets extends east west along a portion of the northern property boundary along Hygiene Road and serves as the visual formal entrance to the building complex through the matching wood picket fence.

A segment of the True and Webster ditch flows through the property along its northern boundary with Hygiene Road then turns south through the property and around the northern and eastern perimeter of the building complex. The property has a 1/3 interest in the True and Webster ditch that is equal to approximately 173 acre feet of water. These shares are considered a very senior water right.

As previously mentioned above, a segment of the South Branch ditch also crosses through the property from the northwest to the southeast. A small wood foot bridge with wood picket entrance gate and tree branch arch crosses the ditch south of the house. The property has 26.7 shares of the South Branch Company water right. The property also has 2 contract rights to the James Ditch. These are senior rights that were given to the original owner of the property when the ditch company formed and later enlarged. All the mineral rights were acquired with property.

24. Associated buildings, features or objects:

1: Type: **Garage** Contributing?: **Contributing**

Describe: **The garage is a 20'x24' rectangular plan, front gabled roof building with exposed rafters and ribbed metal roof that faces east. The garage is located just to the south of the house. The garage features a poured concrete foundation pad, rough cut lumber construction and painted white horizontal wood drop or novelty exterior siding. The east elevation features 1 newer synthetic material garage door without windows. A single wood 4 panel entrance door is located on the north elevation. Two 4 lite wood windows are located on the north, west and south elevations. The construction date is unknown, but the historic assessor photos indicate it was constructed prior to the circa 1949 assessment showing the garage already existing on the property. Tom and Ruth Zapf agreed that their father, Henry, and his brother-in-law, Bill Prewitt, constructed the garage.**

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- 2: Type: **Chicken house** Contributing?: **Contributing**  
 Describe: **The chicken house is a 16'x32' rectangular plan shed roof building with exposed rafters and faces south. The chicken house is located east of the house across the driveway. The chicken house features a poured concrete foundation pad, rough cut wood frame construction and painted red vertical wood board and batten exterior siding. The roof is corrugated metal with green asphalt roll roofing visible underneath and wood shingles underneath the green asphalt roll roofing. The south elevation features a ribbon of 4 large window openings without glass, but instead chicken wire and plastic sheeting covering. An enclosed wire pen area is also located off the south elevation. The west elevation features a single wood entrance door to the inside of the building. The construction date is unknown, but the historic assessor photos indicate it was constructed prior to the circa 1949 assessment showing the chicken house already existing on the property.**
- 3: Type: **Rabbit hutch** Contributing?: **Contributing**  
 Describe: **The rabbit hutch is a 3'x12' rectangular plan shed roof structure that faces south. The rabbit hutch is located east of the house across the driveway. The rabbit hutch features rough cut wood frame construction and a combination of painted red vertical wood exterior siding on the north elevation and horizontal wood plank siding on the east and west elevation. The south elevation is constructed to form 3 levels comprised of 5 sections of animal pens with chicken wire front openings. A small chicken wire enclosure is also located off the entire length of the south elevation. The roof is corrugated metal. The construction date is unknown. The historic assessor photos do not show the rabbit hutch or include a photo showing that area of the property. Tom Zapf constructed the rabbit hutch circa 1966.**
- 4: Type: **Tractor garage** Contributing?: **Contributing**  
 Describe: **The tractor garage is a 21'x21' rectangular plan side gabled roof building with exposed rafters that faces south. The tractor garage is located east of the house across the driveway. The tractor garage features a poured concrete foundation pad, rough cut wood frame construction and painted red vertical wood exterior siding on the east, north and west elevations. The trim is painted white. The roof is corrugated metal. The south elevation features 2 large sliding solid wood doors constructed of horizontal drop or novelty siding. The construction date is unknown, but the historic assessor photos indicate it was constructed prior to the circa 1949 assessment showing the machine garage already existing on the property.**
- 5: Type: **Shop/Coal house** Contributing?: **Contributing**  
 Describe: **The shop is an 11'x11' rectangular plan front gabled roof building with exposed rafters that faces south. The shop is located east of the house across the driveway. The shop features a poured concrete foundation pad, rough cut wood frame construction and painted red vertical wood exterior board and batten siding. The trim is painted white. The roof is corrugated metal. The south elevation features a single entrance wood panel door flanked by 2 wood 6 lite windows. The west elevation features one 4 lite wood window. The east elevation features one 4 lite wood window. The shop's north elevation is attached to 8'x12' wood framed addition identified as the coal house. This coal house features rough cut wood frame construction, poured concrete foundation, painted red vertical board and batten siding, shed roof, a single wood panel entrance door and one 4 lite wood window. The construction date is unknown, but the historic assessor photos indicate it was constructed prior to the circa 1949 assessment showing the shop and coal shed already existing on the property**

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- 6: Type: **Wash house** Contributing?: **Contributing**  
 Describe: **The wash house is an 8x12 rectangular plan front gabled roof building with exposed rafters that faces east. The wash house is located southeast of the house. The building features a poured concrete foundation pad, complete with inscription "1950 H.Z. - 12-30" in the upper left corner of the rectangular concrete entrance pad below the entrance door. The inscription is attributed to the previous owner, Henry Zapf, indicating the date of the concrete pad. The wash house is rough cut wood frame construction with painted white horizontal wood drop or novelty exterior siding. The trim is also painted white. The roof is composition shingle. The east elevation features 4 panel wood door and a small vent opening up in the gable. The north elevation features one 4 lite wood window with screen. The west elevation features another small vent opening up in the gable. The south elevation features a ribbon of three 4 lite wood windows with screens. The construction date is unknown. The wash house was originally located on the concrete pad just to the south of the house and east of the garage. The wash house was moved by Henry Zapf.**
- 7: Type: **Milk house** Contributing?: **Contributing**  
 Describe: **The milk house is a 14'x16' rectangular plan hipped roof building that faces south. The milk house is located east of the house across the driveway and attached to the dairy barn on the east. The milk house features a poured concrete foundation pad and painted red concrete block construction. The trim is painted white. The roof is composition shingles. The south elevation features an unpainted single entrance wood panel door with painted white wood screen. A metal slider window is adjacent to the door. Metal slider windows are also located on the west and north elevations. Tom and Ruth Zapf estimates the construction date to be 1954.**
- 8: Type: **Milk barn** Contributing?: **Contributing**  
 Describe: **The milk barn is a 25'x40' rectangular plan side gabled roof building that faces south. The milk barn is located east of the house across the driveway and attached to the milk house on the west. The milk barn features a poured concrete foundation pad rough cut wood frame construction and painted red vertical wood exterior board and batten siding. The trim is painted white. The roof is corrugated metal. The south elevation features a centered painted white Dutch wood door flanked by a ribbon of four 4 lite wood windows and 1 paired 4 lite wood window on each side of the Dutch door. The construction date is unknown, but the historic assessor photos indicate it was constructed prior to the circa 1949 assessment showing the dairy barn existing on the property.**
- 9: Type: **Small loafing shed** Contributing?: **Contributing**  
 Describe: **The small loafing shed is a 14'x33' rectangular plan side gabled roof building that faces south. The building is located east of the house across the driveway and attached to the east elevation of the milk barn. The loafing shed features wood pole construction with painted red vertical wood exterior board siding. The roof is corrugated metal. The south elevation is open to provide livestock access. The floor is dirt. The construction date is unknown, but the historic assessor photos indicate it was constructed prior to the circa 1949 assessment showing the small loafing shed existing on the property.**
- 01: Type: **Large loafing shed** Contributing?: **Contributing**  
 Describe: **The large loafing shed is a 14'x 42" rectangular plan side gabled roof building that faces south. The building is located east of the house across the driveway and attached to the east elevation of the small loafing shed. The large loafing shed features wood pole construction with painted red vertical wood exterior board siding. The roof is corrugated metal. The south elevation is open to provide livestock access. The floor is dirt. The construction date is unknown, but the historic assessor photos indicate it was constructed prior to the circa 1949 assessment showing the large loafing shed existing on the property.**

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- 01: Type: **Hay barn** Contributing?: **Contributing**  
 Describe: **The hay barn is a 17'x58' rectangular plan shed roof building that is oriented north to south. The building is located east of the house across the driveway and southeast of the large pole barn. The hay barn features wood pole construction with painted red vertical wood exterior board siding. The roof is corrugated metal. The north elevation features a large solid wood panel door. The floor is dirt. The west elevation features 3 wood panel doors to access the interior of the barn. The construction date is estimated to be in the mid to late 1940s**
- 01: Type: **Hog shed** Contributing?: **Contributing**  
 Describe: **The hog shed is an approximately 3'x10' small building that only stands about 3.5' high. The hog shed is located east of the house across the driveway and south of the hay barn. The hog shed features wood frame construction with painted red vertical wood exterior board siding. The shed roof is corrugated metal. The south elevation features 2 bottom hinged drop down solid wood panel doors flanked by 2 side hinged solid wood panel doors. The floor is dirt. The construction date is unknown. The historic accessor photos do not show the shed or include a photo showing that area of the property.**
- 01: Type: **Calf shed** Contributing?: **Contributing**  
 Describe: **The calf shed is an approximately 16'x10' small building that only stands about 4' high. The calf shed is located east of the house across the driveway, south of the hay barn and adjacent to the hog shed. The calf shed features wood pole construction with painted red vertical wood exterior board siding on the east, north and west elevations. The south elevation is open to allow for interior access. The shed roof is corrugated metal. The floor is dirt. The construction date is unknown. The historic accessor photos do not show the shed or include a photo showing that area of the property.**
- 01: Type: **Privy** Contributing?: **Contributing**  
 Describe: **The privy is an approximately 4'x5' rectangular plan shed roof structure that faces south. The privy is located east of the house across the driveway and just north of the coal house. The privy is constructed with a wood frame base, wood floor, and painted red board and batten wood siding. The south elevation features a solid board and batten door. The roof is corrugated metal. The privy contains a square wood pot set 45 degrees in the back left of the building. A square wood vent shaft at the rear of the pot remains. Square vent holes are located on the north and west elevations. The privy most likely was moved from another location on the property to its current location, once indoor plumbing was added to the house. The construction date is unknown. The historic accessor photos do not show the privy or include a photo showing that area of the property.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1961**  
 Source of Information: **Zapf, Thomas and Sapp (née Zapf), Ruth. Interview with Carol Beam 9 November 2018.**  
**Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado.**
26. Architect: **No architect**  
 Source of information: **Zapf, Thomas and Sapp (née Zapf), Ruth. Interview with Carol Beam 9 November 2018.**
27. Builder: **Henry Zapf and Bill Prewitt**  
 Source of information: **Zapf, Thomas and Sapp (née Zapf), Ruth. Interview with Carol Beam 9 November 2018.**
28. Original Owner: **Henry and Rose Zapf**  
 Source of information: **Zapf, Thomas and Sapp (née Zapf), Ruth. Interview with Carol Beam 9 November 2018.**
29. Construction history:

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According to Boulder County Assessor records and the Zapf family, the house was constructed in 1960-1961 (BP-60-4526) by Henry Zapf and his brother-in-law, Bill Prewitt, after the original house the Zapf's were living in burned during a fire in February 1960. There are little or no known changes to the house exterior except for a new roof in 2008.

30. Location: **original** Date of move(s)

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s):
33. Current use(s): **Vacant/Not in Use**
34. Site type(s): **N/A**
35. Historical background:

The property on which the buildings reside was transferred from the public domain into private ownership on July 1, 1868 (patent filing date) to George W. Webster through the Sale-Cash Entry of 1820. On March 4, 1865, Webster purchased the 160 acres in Sections 26, 27 and 35, all in Township 3N, Range 70 West by paying \$200 (\$1.25 acre) to the Denver Land Office. It took a little over 3 years for the land patent to be issued by the United States Government to Webster.

George Washington Webster was born on October 30, 1834 in Ashland County, Ohio. Webster left home at the age of 18 and served as a blacksmith apprentice. In 1855, he went to Mahaska County, Iowa to work as a blacksmith for a year and afterwards went to Marion County, Iowa, to work for 4 more years before heading to Colorado. Webster first settled in Central City in the spring of 1860 where he tried mining and returned to blacksmithing the following winter in the Quartz Valley, north of Central City.

According to the General Land Entry File records, Webster's March 4, 1865 affidavit states he arrived on the land along the St. Vrain Creek on April 30, 1861 and built a 14'x16' log house, a blacksmith shop, stables, granary, corrals, and had 35 acres of land under cultivation. In 1861, the area was known as Pella.

For the next 4 years, Webster farmed and raised livestock. He is credited as being the first blacksmith in the area. There are numerous accounts Webster and Charles C. True established a friendship in Iowa and together the men came to Colorado in 1860. There are claims they formed some sort of partnership between the men. But when the Civil War broke out, True enlisted and Webster remained behind in Colorado. True would later return to the area after the war.

On April 22, 1866 Webster married Mary Ellen Harp Weisner, a widow, with a daughter, Cora. Together they had 2 more daughters, Mary Lena and Doretta "Dora."

On June 9, 1866, Webster sold Charles True 60 acres of the 160 acres he purchased from the United States Government. The property True purchased is owned today by Boulder County and referred to as the Ramey and Sadar open space properties.

With the sale of 60 acres to True, Webster resided on the remaining 100 acres to the southeast. In 1875, Webster acquired another 160 acres in the same area under the Homestead Act of 1862.

In April 1869, Mary Webster died from tuberculosis. Webster took their young daughters to California to live with Mary's family until they were older and could return to Colorado to be with their father. During his trips to visit his daughters in California, Webster would bring back nursery stock to plant and sell to local farmers. In the February 21, 1872 Colorado Press, a Webster and Harp advertisement offered "settlers and ranchmen on this side of the mountains a better article than the eastern drummers." Webster encouraged buyers to come to the area to examine their product or "refer to our customers who are growing our fruit." Webster brought back fruit trees that included apple, cherry and maple trees, grape vines, Osage orange, Cypress trees and other tree varieties. Webster served as the Vice President of the State Horticultural Society. Webster is also credited for bringing the first team of draft horses (Percheron) to the area. In addition to nursery stock, Webster also grew vegetables for sale. Webster would haul his produce to the mining camps of Jamestown, Gold Hill, Sunshine and Ward. Webster also operated a store and served as the Pella postmaster.

Webster would bring back Webster's daughters returned to Colorado around 1878.

As one of the earliest white settlers in the area, Webster was instrumental along with his neighbors building the school to educate the areas children. The Webster School was built in 1875 and hosted 9 students the first year. Webster served on the school board. The school was razed in 1910 as a result of the Foothills Reservoir construction.

Webster is also credited for his civic mindedness by serving 2 terms as a County Commissioner, road overseer, Justice of the Peace, and election judge. He was a charter member of the Boulder Masonic Lodge. As a member of the Church of the

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Brethren, Webster opened up his home to those less fortunate or sick. Webster was known for his social events that included dances in his house and a ½ mile horse racetrack on his property that became a popular for school and church picnics. He also started a small apiary. On December 8, 1881, Webster married Mary Ann "Mollie" Johnson. She preceded her husband in death on April 6, 1898.

Webster sold the property in 1896 to Mary Webb. Webster moved in with his now married daughter, Dora, and died on January 6, 1904. He was 69 years old and is buried at the Hygiene Cemetery.

After Webster sold the property, there were 9 subsequent owners and subdivisions of land to various individuals. Webster's sold some of his land, that a one point totaled about 260 acres, to his neighbor Matthew L. McCaslin and others. None of the owners after Webster stayed longer than 11 years, until March 1941, when Henry and Rose Zapf purchased the property at 6412 Hygiene Road from Louis A. Birkley. Birkley only owned the property for the previous 2 years before selling to the Zapfs. The Zapfs purchased the 39.46 acres of the original Webster property where the building complex resides.

Henry Joseph Zapf was born December 31, 1905 in Missouri. He came to Colorado and while working on a farm north of Denver met his future wife Rose Caroline Schweger. Rose was born January 19, 1916. Rose is the first of 6 children born to Emil and Agnes Vogl Schweger. Rose grew up on her family's farm east of Lafayette, Colorado. In 1928, the family moved to a farm in the Lakewood, Colorado area. At the age of 17, Rose went to work at the Great Western Sugar Company in Denver making cloth sugar bags. On April 3, 1937 she married Henry Zapf in Edgewater, Colorado. Henry was 30 and Rose 21. Together they had 3 children, Ruth, James "Jim", and Thomas "Tom."

The Zapf's moved to the property on Hygiene Road, raised their children, and operated a small dairy farm along with growing vegetables and strawberries, raising chickens and hogs, growing corn for silage, and selling eggs. The Zapfs milked about 15-17 dairy cattle. In February 1946, the Zapfs purchased approximately 40 acres to the northwest of their property, just across Hygiene Road, from Vern and Peggy Price for \$6,500.

Henry Zapf worked at the Great Western Sugar Company in Longmont in the early 1940s for about 6 or 7 years. Afterwards he made his living farming and running his dairy operation.

On February 28, 1960, the Zapf House caught on fire while the family was away visiting relatives. The original 1.5 story house was believed to be George Washington Webster's house. The fire claimed the entire house and almost all of its contents before the fire could be put out. Henry Zapf submitted a building permit (BP-60-4526) on March 17, 1960 to replace the house that burned. Zapf paid a \$12.00 permit fee. Henry and his brother-in-law, Bill Prewitt, constructed the house in the same location as the burned house.

Henry Zapf retired from farming and jobs that included buying, selling and delivering hay wagons to farmers with neighbor Norm Stamp in the 1960s. After their children grew up, Henry and Rose remained on the farm. Henry died in an auto accident in September 1978 and is buried at Foothills Gardens of Memory north of Longmont. Rose remained on the farm with her son, Tom, gardening, canning and providing fruits and vegetables to friend and neighbors. Rose passed away at Applewood Living Center in Longmont on May 26, 2017 at the age of 101. She is buried next to her husband at the Foothills Gardens of Memory.

36. Sources of information:

Boulder County. Patent. 1872. United States to George W. Webster. Book, Page 544.  
Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Declaration of Homestead. 1879. George W. Webster. Book R, Page 544.  
Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Patent. 1881. United States to George W. Webster. Book 59, Page 162.  
Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1870. George W. Webster and Mary Ellen Webster to Charles C. True. Book L, Page 436. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1896. to Mary A. Webster to Mary A. Webb. Book 176, Page 505. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1905. Mary A. Webb to Carrie E. Jones. Book 305, Page 142. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1906. Carrie E. Jones to D.M. Brown. Book 305, Page 222.  
Boulder County Clerk and Recorder's Office. Boulder, CO.

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Boulder County. Warranty Deed. 1909. D.M. Brown to Charlotte J. Sniveley (also known as Mrs. C.J. Brown or Mrs. Charlotte Brown). Book 324, Page 44. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1909. Charlotte J. Sniveley to Milton Ramsey. Book 330, Page 433. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1917. Milton Ramsey to Lina Johanna Leonhard. Book 415, Page 578. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1920. Lina Johanna Leonhard to Fred Dedrick. Book 435, Page 352. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1932. Fred Dedrick to A.E. Hammans and Anna O. Hammans. Book 599, Page 34. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1939. A.E. Hammans and Anna O. Hammans to Louis A. Birkley. Book 664, Page 201. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1944. Louis A. Birkley to Henry Zapf and Rose Zapf. Book 749, Page 599. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. 1946. Vern Price and Peggy Price to Henry Zapf and Rose Zapf. Book 776, Page 392. Boulder County Clerk and Recorder's Office. Boulder, CO

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Benedict, Diane Goode. Refuge in the Valley, 1800s Pella, Colorado. Boulder County, Colorado. Lyons, Colorado, Applications Plus, 2004.

Benedict, Diane Goode. Hygiene, Colorado From Hoofbeats To Pickups. Boulder County, Colorado. Lyons, Colorado, Applications Plus, 2010.

Dunning, Harold Marion. Over the Hill and Vale: In the Evening Shadows of Colorado's Longs Peak. Boulder: Johnson, 1956.

Dyni, Anne. Pioneer Voices of the Boulder Valley an Oral History. Longmont: Boulder County Parks and Open Space Department, 1989.

Find a Grave. Accessed website October 24, 2018.

Freeze, Samuel. Boulder County Colorado Plat Map, 1880-1881. "Compiled in part from official data, and in part from actual surveys made for the purpose, by Samuel Freeze, in October, November, December and January AD 1880-81."

"Fruit Nursery for Valley." Newby, Betty Ann. Longmont Times Call, 1996.

Newby, Betty Ann. The Longmont Album: History and Folklore of the St. Vrain Valley. Virginia Beach, VA: The Donning Company Publishers, 1995.

O.L. Baskin & Co. 1971 (orig. 1880). History of Clear Creek and Boulder Valleys, Colorado.

St. Vrain Valley Historical Society. They Came to Stay: Longmont Colorado 1858-1920. Longmont, Colorado: St. Vrain Valley Historical Society, 1971.

United States. Department of the Interior. General Land Office. Accessed online October 24, 2018.

Webster, George Washington. General Land Entry File. Document 218. 1868. U.S. National Archives and Records Administration. Washington, D.C.

Zapf, Rose. Obituary. Longmont Times Call May 29, 2017.

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### VI. SIGNIFICANCE

37. Local landmark designation:      Yes       No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

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

#### Boulder County Standards for Designation:

- Does not meet any of the Boulder County criteria for designation
- Criterion 1  
the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- Criterion 2  
the proposed landmark as a location of a significant local, county, state, or national event;
- Criterion 3  
the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- Criterion 4  
the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- Criterion 5  
the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- Criterion 6  
the proposed landmark's archaeological significance;
- Criterion 7  
the proposed landmark as an example of either architectural or structural innovation;
- Criterion 8  
the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

39. Area(s) of Significance:      **Agriculture/Farming**

40. Period of Significance:      **1941-1968**

41. Level of significance:      National:       State       Local

42. Statement of significance:

**The property is associated with the early development of agriculture in the Hygiene area and represents a well intact small dairy farm complex once common in the Hygiene area. Once prolific throughout Boulder County, the small scale family farm, like the Zapf property, has rapidly disappeared in Boulder County due to increased development. The landscaping is**

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significant for its association with the original owner and early Pella resident, George Washington Webster, who planted some of the large trees and apple orchard. The agricultural outbuildings, viewed together, are historically and architecturally significant due to their completeness and retain their historic physical integrity from the early to mid-20th century. Although the house is not original, it is over 50 years of age and is reminiscent of the Minimal Traditional style. This style was most commonly used in residential architecture following World War II and is characterized by a modest floor size, 1 story design, lack of exterior decorative detailing, low to moderate roof pitch, and closed eaves. The property, viewed together, is historically and architecturally significant to the extent that it would qualify for nomination as a Boulder County Landmark under Boulder County Criterion 1-501-A (1) for its association with the development of the early 20th century agriculture in Boulder County. However, the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties.

43. Assessment of historic physical integrity related to significance:

The collection of buildings exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The buildings retain sufficient physical integrity to convey the property's historic significance.

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

### VIII. RECORDING INFORMATION

47. Photograph numbers: **Digitals at Parks and Open Space Department**  
 Negatives filed at: **Boulder County Parks & Open Space Department**  
**5201 St. Vrain Rd.**  
**Longmont CO 80503**
48. Report title: **Historic Sites Survey**
49. Date(s): **11/15/18**
50. Recorder(s): **Carol A. Beam and Culutural Resource Specialist**
51. Organization: **Boulder County Parks & Open Space Department**
52. Address: **5201 St. Vrain Rd.**  
**Longmont CO 80503**
53. Phone number(s): **(303) 678-6272**

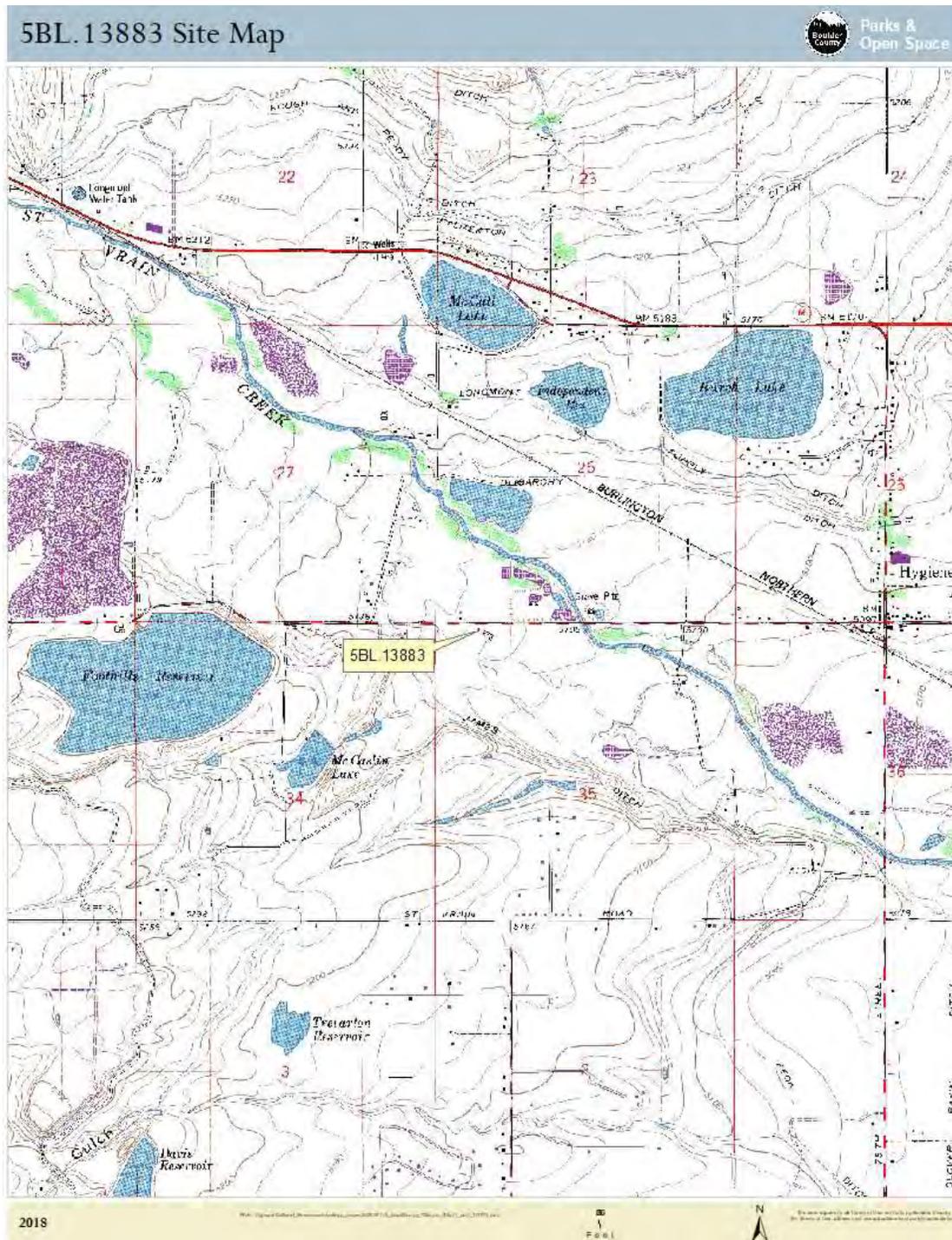
# Architectural Inventory Form

## SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



Source: U.S. Geological Survey 7.5' Hygiene topographic quadrangle - 2006



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
House – southeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
House – northwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Garage – northeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Garage – northwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Rabbit Hutch – southwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Rabbit Hutch – northeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Chicken House – southwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Chicken House – northeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Privy – southeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Privy – interior  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Shop/Coal House – southwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Shop/Coal House – west elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Tractor Garage – south elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Tractor Garage – northeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Wash House – southeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Wash House – northwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Wash House – inscription indicating concrete pour date  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Wash House – interior  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Milk House – southwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Milk Barn – southwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Milk Barn – southeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Milk Barn – interior  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Small Loafing Shed – south elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Large Loafing Shed – south elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Large Loafing Shed – northeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Milk Barn/Small Loafing Shed/Large Loafing Shed – south elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Hay Barn – northeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Hay Barn – southeast elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Hog Shed – southwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Calf Shed – south elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Incinerator – northwest elevation  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Footbridge over South Branch Ditch – looking south  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Oil tanks and dog house – looking northwest  
October 2018



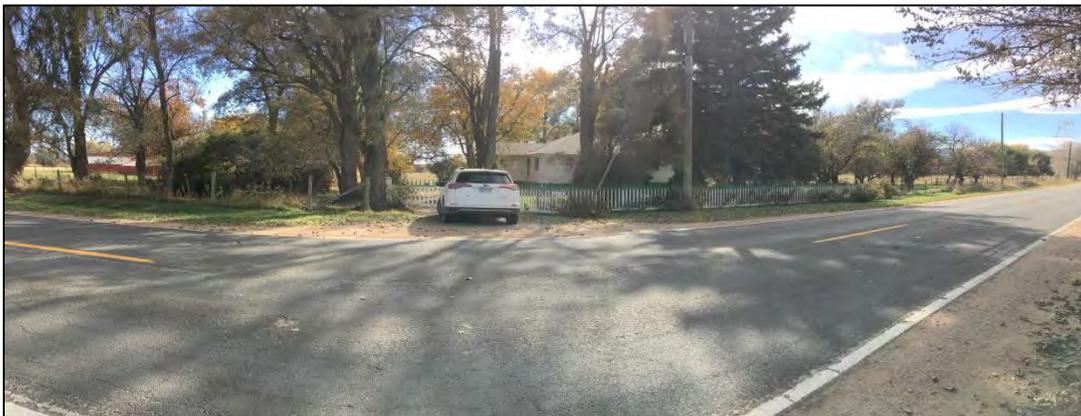
5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
True and Webster Ditch – looking south  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Apple Orchard – looking southwest  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Building complex panorama – looking north  
October 2018



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Building complex panorama from Hygiene Road – looking south  
October 2018



5BL.13883

6412 Hygiene Road, Hygiene vicinity  
House – north elevation  
Boulder County Assessor – circa 1949



5BL.13883

6412 Hygiene Road, Hygiene vicinity  
House, garage and footbridge– south elevation  
Boulder County Assessor – circa 1949



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Shop, coal house and tractor garage – southwest elevation  
Boulder County Assessor – circa 1949



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Shop and tractor garage – southwest elevation  
Boulder County Assessor – circa 1949



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Overview– view to the north  
Boulder County Assessor – circa 1949



5BL.13883  
6412 Hygiene Road, Hygiene vicinity  
Louis A. Birkley standing in front of original house that burned in 1960  
Circa 1941



5BL.13883

Henry and Rose Zapf wedding photo April 3, 1937



5BL.13883

6412 Hygiene Road, Hygiene vicinity  
Henry Zapf with dairy cattle, circa 1940s or early 1950s