



Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, March 7, 2019 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmarks:
 - a. **Docket HP-19-0001: Gold Lake Mountain Resort**

Request: Boulder County Historic Landmark Designation of a site area with eight contributing structures
Location: 3371 Gold Lake Road, in Section 33, Township 2N, Range 72W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Gold Lake Ventures LLC
Agent: Bob Dalton
5. Sherwood Gulch and Upper Sherwood Gulch Class III final project presentation by Carol Beam of Parks and Open Space
6. Other Business



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, March 7, 2019 – 6:00 p.m.

Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-19-0001: Gold Lake Mountain Resort

Request: Boulder County Historic Landmark Designation of a site area with eight contributing structures
Location: 3371 Gold Lake Road, in Section 33, Township 2N, Range 72W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Gold Lake Ventures LLC
Agent: Bob Dalton

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 a site area with eight contributing structures has been submitted by agent, Bob Dalton. The 90.09-acre parcel at 3371 Gold Lake Road includes at least fifteen structures but only eight of them have been identified as eligible for landmark status. The eight eligible structures are clustered to the northeast of Gold Lake along with five ineligible structures. Seven of the eight eligible structures are adjacent to each other and are enveloped in a landmark area, while the eighth structure is in its own landmark area nearby. The eligible structures are as follows:

- Building 1, Lakeside
- Building 8, Raven's Den – Birdland
- Building 9, Russel's
- Building 10, Adam's Eve – Eve's Escape
- Building 11, Zen Den – Haiku
- Building 12, Victoria's – Magdalena's
- Building 13, Cabin 13

- Building 15, Gold Lake Lodge

The area now known as Gold Lake was frequently visited by the Arapaho Indians, including Chief Niwot, who would settle at the lake during the summer. By 1882, two mining claims had been made – the Greenback Lode along the northwest side of the lake by Mary Arnett, and the Keystone Placer which included Gold Lake and gulches to the north and east of the lake by Silas Tumbleson.

In 1918 Camilla Tedrow came into ownership of the property and four years later the property began its use as Camp Newaka. The majority of the teenaged girls that attended the camp were from St. Louis or Chicago, with others from various parts of New England. The Main Lodge was built in 1922 and served as a living and dining room, a store and an office. Campers first stayed in tents. Emma Waltz, whose daughters had attended the camp, took ownership in 1927. By the summer of 1928, ten cabins, including eight sleeping cabins, had been built and each sleeping cabin could accommodate around 7 campers and a counselor. Camp Newaka ran until at least 1935.

The property changed hands several times over the following decades and continued its use for a time as a youth camp, and then a retreat center, a resort and spa, and most recently a mentoring program for young adult males. Over the decades several additional structures were added to the property and three of the original cabins were demolished. All landmark-eligible structures date to between 1922 and 1928.

The eight eligible structures exhibit a high level of integrity relative to location and setting. The many additions and window replacements to the historic structures compromise the integrity of design, materials, workmanship, feeling and association. However, alterations to remove insensitive additions and replace them with more appropriate additions were approved by a subcommittee of the HPAB in January 2018.

SIGNIFICANCE

The residence qualifies for landmark designation under Criterion 1.

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 Gold Lake property is significant for its association with the development of recreation in the mountains of Boulder County; in particular it is significant as Camp Newaka, a popular girl's camp for which the main lodge and cabins were first constructed.




RECOMMENDATION

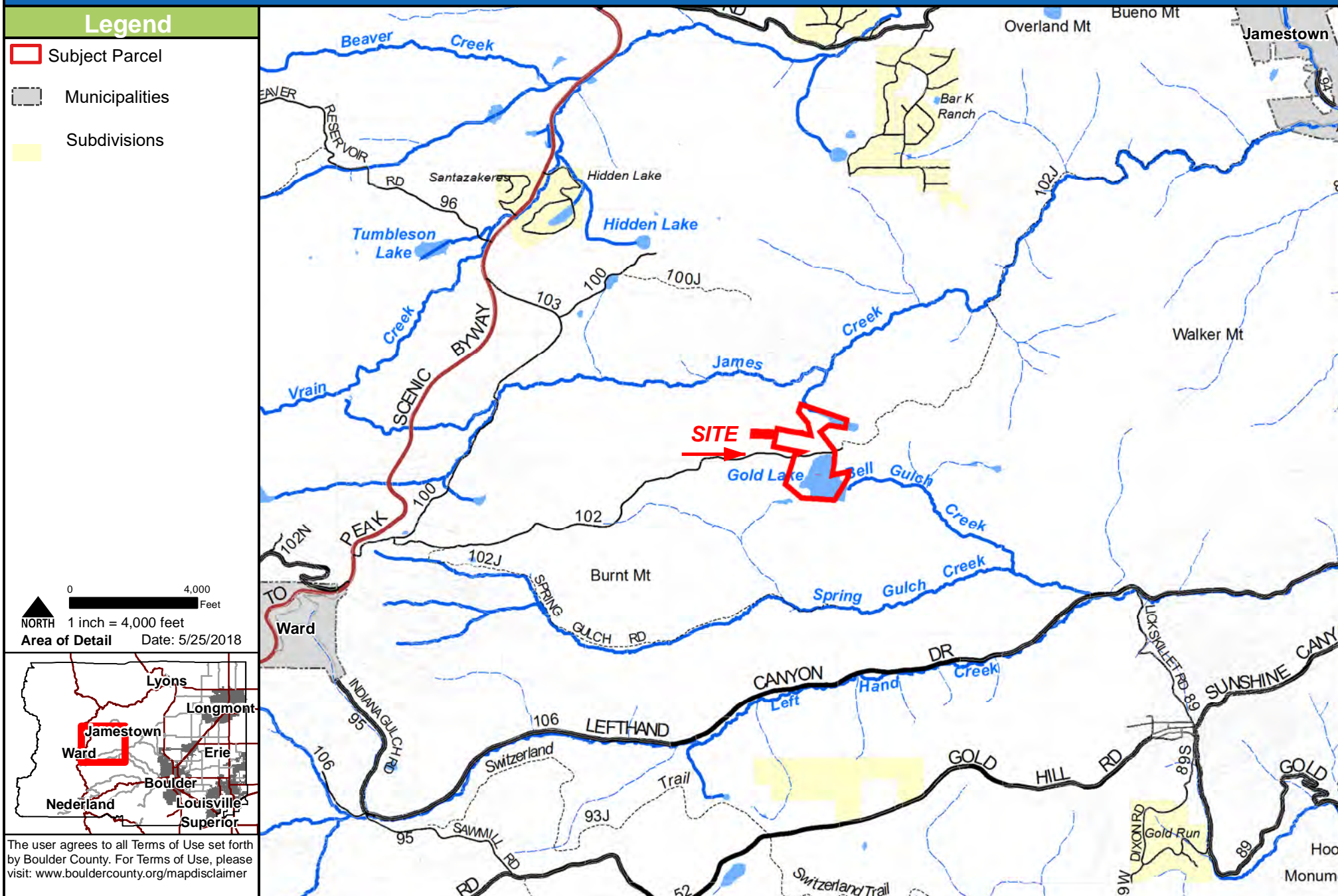
Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-19-0001: Gold Lake Mountain Resort** under Criterion 1 and subject to the following conditions:

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

a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Legend

-  Subject Parcel
 Municipalities
 Subdivisions



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Boulder County Land Use Department

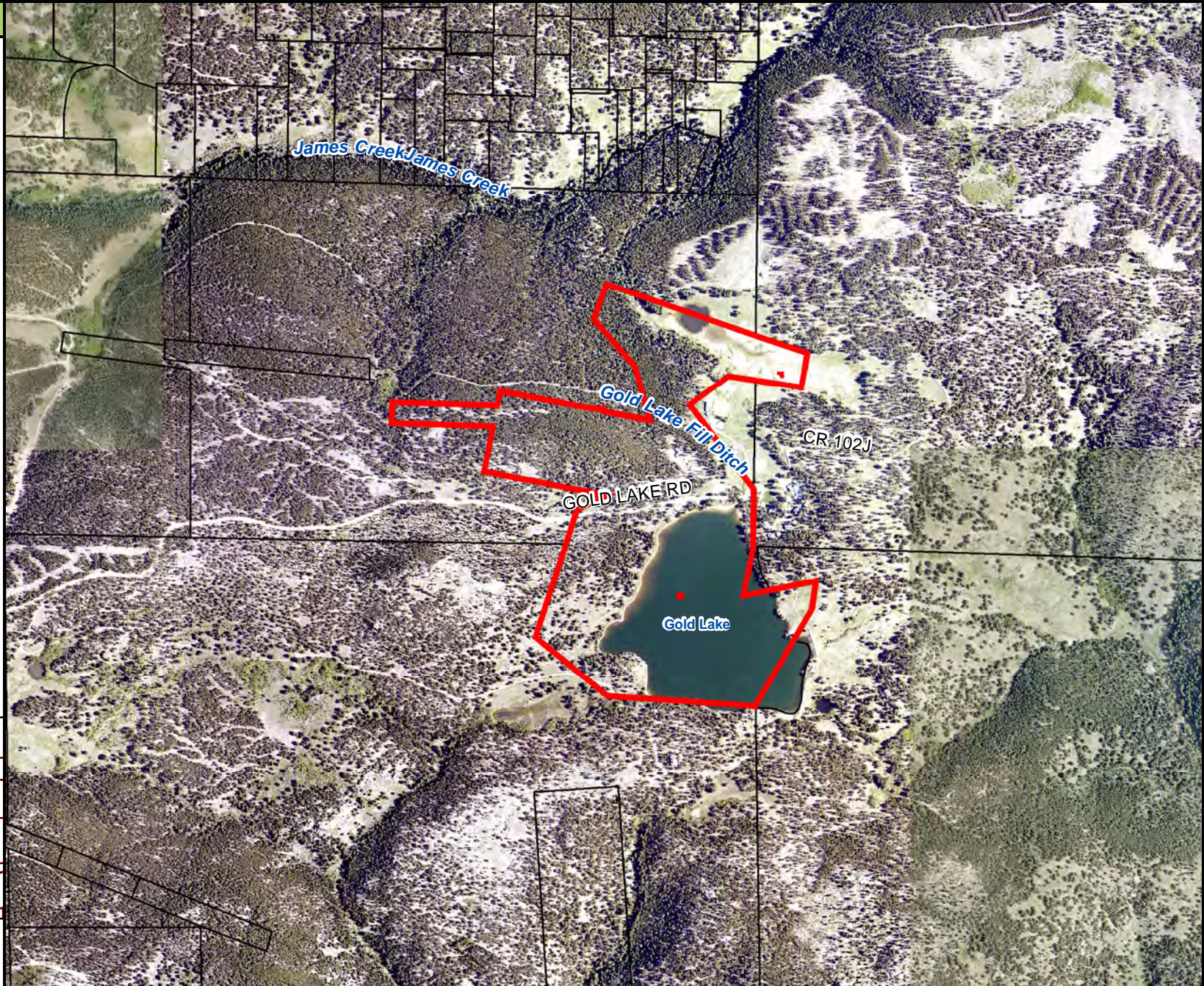
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

3371 GOLD LAKE RD

Legend

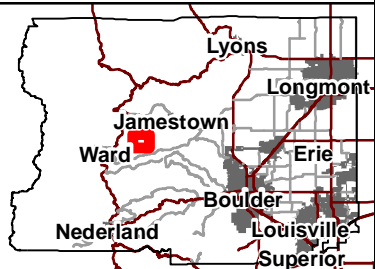
 Subject Parcel



0 1,000
Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 5/25/2018



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Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, CO 80306
(303) 441-3930, phone (303) 441-4856, fax

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: Gold Lake Mountain Resort

Other Names: *Gold Lake Lodge Resort Conference Center, Camp Newaka*

Historical Narrative: See attached from #35 Resource number 5BL.13886

2. Location

Address(s): 3371 Gold Lake Road, Unincorporated Boulder County, CO 80455

3. Classification

Property Ownership: ___ Public X Private ___ Other

Category of Property: ___ Structure X Site ___ District

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

8 Contributing Resources 1 Non-contributing Resources

Narrative Describing Classification of Resources:

See attached Project Narrative

4. Function or Use

Historic Functions: Camp, Resort, Lodge, Gathering Place

Current Functions: Resort Lodge Conference Center

5. Description

Narrative Describing Resource: See Attached #21 from Resource Number: 5BL.13886

6. 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

Period of Significance: c. 1922-1928

Significant Dates: See attached Statement of Significance from Resource Number: 5BL.13886

Significant Persons: See attached Statement of Significance from Resource Number: 5BL.13886

7. Bibliographical References

from #36 Sources of Information - Resource Number: 5BL.13886

Ancestry.com searches.

"Arrivals at the Sherman House," (1876 Mar 30) Colorado Banner, www.genealogybank.com
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Bureau of Land Management. "Mineral Survey No. 514". General Land Office Records.

"Camp Newaka." Brochure, 1922 1924, 1925, 1928, 1929. Boulder Carnegie Library for Local
History.

"Gold Lake Ranch Serves Executives As Communications Catalyst," (1981 Aug 6) Denver Post.
Gold Lake Ranch Summer Camp Booklet, c. 1960s.

<https://www.worthpoint.com/worthopedia/gold-lake-ranch-summer-camp-booklet-ward-colorado>

Gould, Frank R. and Kenneth L. Whitmore. "Left Hand Ditch Company." Walter Oral Histories
Collection, 1988. Colorado State University. <https://mountainscholar.org/handle/10217/172797>

"Historic Gold Lake Ranch On The Block," (2015 Jun 10) Boulder Daily Camera.

"Merle Bowman Waltz." Find A Grave, accessed via

<https://www.findagrave.com/memorial/172458767> "Our Story." The Golden Hoof.

<http://www.thegoldenhoof.com/our-story.html>

"Sheriffs – Past and Present." <https://www.bouldercounty.org/departments/sheriff/past-and-present/#1487734840511-5f49e963-69b9>

Sargent, Porter. A Handbook of Summer Camps: An Annual Survey, 1935.

<https://books.google.com/books>

"Thomas Jefferson Thompson." Find A Grave, accessed via

<https://www.findagrave.com/memorial/67184484>

8. Geographical Data

Legal Description of Property: GREENBACK LD 514 MERMAID 1 20812 KEYSTONE PL
534 CENTRAL MD 90.89 ACS M/L 33-2N-72 IMPS END

Boundary Description: See Map Attached Exhibit A

Boundary Justification: The boundary has been selected to encompass all of the
Contributing Structures identified in the Colorado Cultural Resource Survey Architectural
Inventory Form

9. Property Owner(s)

Name: Gold Lake Ventures LLC

Signature: By: 
David Brand, Manager

Address: 3371 Gold Lake Rd, Ward80455 **Date:** 2-1-2019

Phone:

E-Mail:

10. Form Prepared By:

Name: Bob Dalton

Address: 505 WCR 16 ½ Longmont, CO 80504

Phone: 303-525-8294

E-Mail: bobjdalton@gmail.com

11. Photos, Maps, and Site Plan

See attached Exhibits A, B, C, D & E

For Office Use Only

Docket Number:

Assessor ID:

Parcel Number:

Application Date:

HISTORIC LANDMARK NOMINATION PROJECT NARRATIVE

This narrative is submitted in connection with Gold Lake Ventures LLC's ("Gold Lake") application to nominate a portion of the property located at 3371 Gold Lake Road, in Boulder County (the "Site"), as a Boulder County historic landmark site, pursuant to the Boulder County Land Use Code (the "Code") § 15-500. The boundary of the proposed Site is depicted on the map attached as Exhibit A.

Historical Significance of the Site

The Site was originally deeded to Silas Tumbelson by the U.S. Government in 1864 (as Colorado had not yet become a State, the Site was within the Territory of Nebraska at this time) and first used as a mining camp. A lodge building to serve the mining camp is believed to have been constructed on the Site around 1922. Shortly thereafter, the Site was converted to a girls' camp known as Camp Newaka and later on, into a boys' camp. The lodge was a central feature of Camp Newaka as it appears in several historical photographs. As the camp grew in popularity, seven additional cabins were constructed to serve as bunk rooms for the campers. These cabins are believed to have been constructed between 1922 and 1928. The lodge (building 15) and the seven cabins (building nos. 1, 8, 9, 10, 11, 12 and 13) are depicted in yellow on the map attached as Exhibit A and historical photographs of these buildings are attached as Exhibit B. In addition, detailed architectural descriptions of these eight historical structures are set forth on the Architectural Inventory Form, which is attached to the Boulder County Historic Landmark Nomination Form submitted by Gold Lake contemporaneously herewith.

Given this historical backdrop, on January 25, 2018, a subcommittee of the Boulder County Historic Preservation Advisory Board (the "HPAB") determined that the lodge and the seven cabins are historically significant and appropriate for historic landmark designation pursuant to the Code criteria set forth in § 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"). See Exhibit C (November 13, 2018 HPAB referral response regarding the special use application).

Gold Lake agrees with the HPAB. These eight buildings are symbolic of Colorado's early mining heritage and the historical Camp Newaka and played important roles in the development of the recreational and cultural characteristics that have come to define Boulder County. Gold Lake—comprised of a team of successful global citizens involved in improving economic and environmental conditions around the world—recognizes the historical significance of the Site and is committed to restoring and preserving the structures for generations to come.

Gold Lake's Proposed Restoration of the Site

As determined by HPAB, prior owners altered and made certain insensitive additions to the lodge and cabins, obscuring the historical features of the buildings. Gold Lake now seeks to rehabilitate the lodge and the seven cabins to better expose and enhance the historical elements of the buildings and restore and preserve the historic integrity of these important structures. In

addition to its restoration work, Gold Lake also intends to perform certain redevelopment work on the larger property, and in connection therewith, has submitted a special use application, two variances applications and a road vacation application (collectively, the “**Applications**”). In response to the Applications, HPAB submitted a referral response requesting that obtaining landmark status of the Site containing the eight historic structures be a condition of approval of the special use approval. Gold Lake has therefore submitted the attached nomination form to officially designate the Site as a historic landmark as requested by the HPAB contingent upon approval of the Applications.

Identification of Contributing and Noncontributing Structures

The following information concerning the Site is provided to the HPAB pursuant to Code § 15-500(A)(5)(b):

(1) The Contributing Structures within the Site are comprised of the lodge building and the seven historical cabins. The Noncontributing Structures within the Site are comprised of the other building within the Site (# 2,3,4,7& 14 on the map attached as Exhibit A). Additional features within the Site, including without limitation, those features identified on the attached Exhibit D do not contribute to the historical significance of the Site and are therefore exempt from the designation.

(2) The proposed de-construction – additions have been designed and will be constructed to be clearly differentiated from the historic buildings so that the character-defining features are not radically changed obscured, damaged or destroyed. Images of these historic features of the Contributing Structures and additions to the Contributing Structures are attached Exhibit B and Exhibit E

(3) The significant physical and spatial characteristics and features of the Site which should be protected include the general location of the Contributing and Noncontributing Structures and the historic building facades of the Contributing Structures from key viewpoints within Site.

(4) The types of construction, alteration, and demolition of the Contributing Structures and Noncontributing Structures which would require a review under a Certificate of Appropriateness (“CA”) are those that would require a building permit from the Boulder County Land Use Department or those actions that otherwise significantly affect the appearance of the historic features of the Contributing Structures as depicted on Exhibit E.

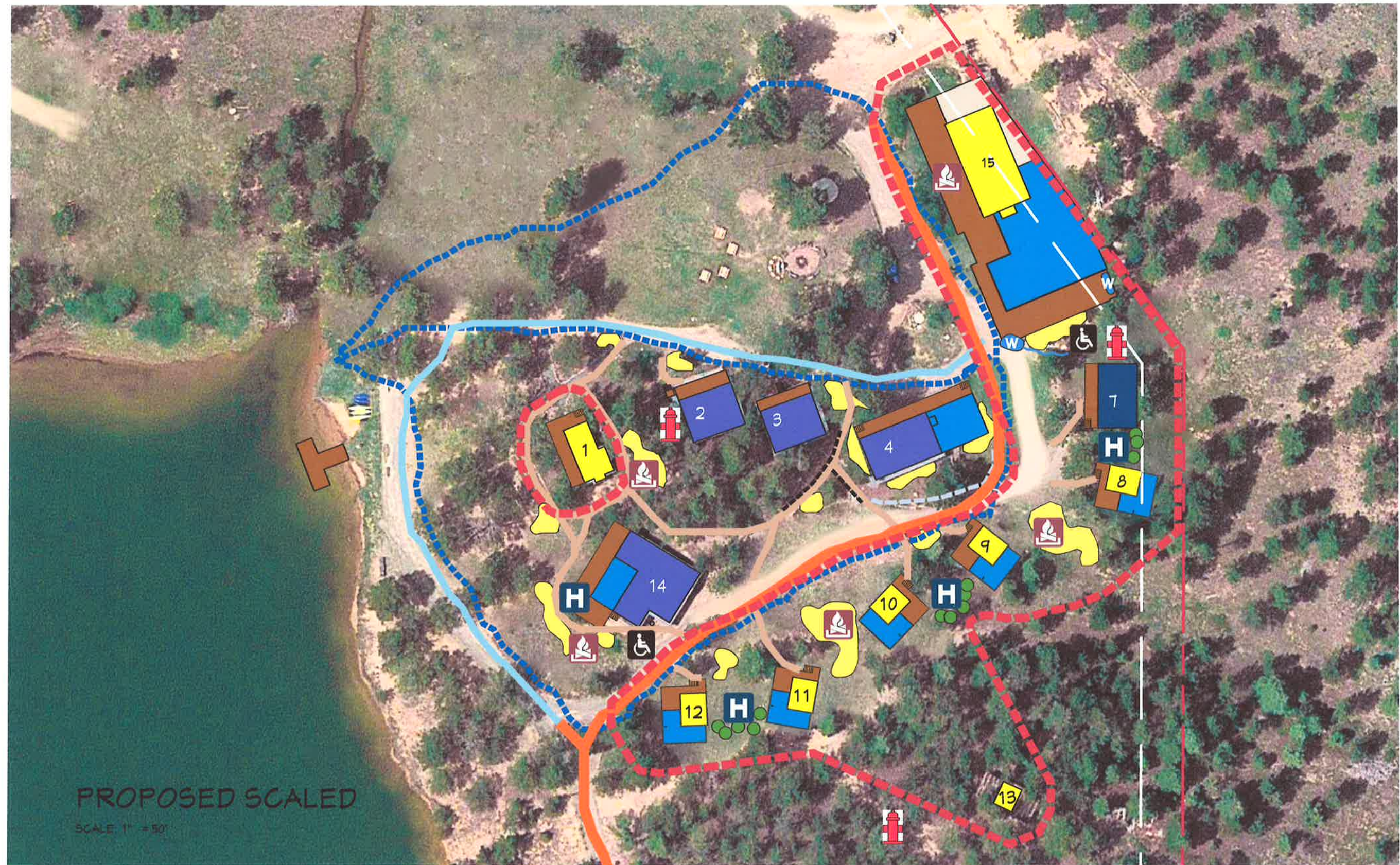
(5) The types of alterations of the Site which would require a CA prior to undertaking such action include the removal of any Contributing or Noncontributing Structures or the construction of new buildings on the Site.

(6) The permitted uses, height and setback regulations, sign regulations, floor area restrictions, and parking regulations which are necessary for the preservation of the character of the Site shall be as set forth in the County approvals issued in connection with the Applications.

Timing of Designation

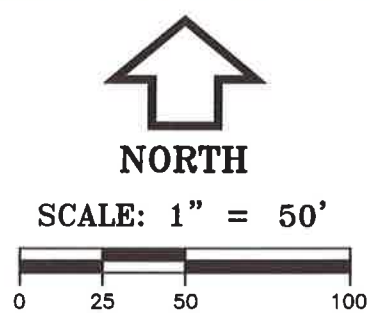
As set forth above, and as previously determined by the HPAB, the Contributing Structures have been altered over the decades with insensitive additions that lack historical integrity. Gold Lake's renovations aim to restore and preserve the historical integrity of the Contributing Structures which has been lost over time. Thus, while HPAB and the Board of County Commissioner's (the "**Board**") should consider and recommend that the Site be designated as a historic landmark, the Board's official Notice of Designation should not be recorded or otherwise become effective until **after** Gold Lake has restored the historic integrity of the Contributing Structures. Gold Lake and HPAB have cooperatively developed the following sequence for the historic landmark designation of the Site:

1. HPAB hearing and recommendation of approval of the landmark designation of the Site to the Board;
2. Board hearing and consideration of HPAB's recommendation (at the same time as the Board considers the other Applications);
3. If the Board determines that designation is appropriate, the Board may issue its Resolution of Approval at that time; provided however, the Board's Notice of Designation shall not be recorded or otherwise become effective until the completion of the work set forth in the Applications as such Applications have been approved by the County;
4. Upon completion of the work set forth in the Applications, but prior to the issuance of certificates of occupancy, Gold Lake will provide notice of substantial completion to County; then
5. HPAB and the County may record the Notice of Designation with the County Clerk and Recorder and place the Resolution of Approval in the files of the Land Use Department, in accordance with the Code § 15-500(A)(9).



HISTORIC AREA Exhibit A

January 31, 2019



- LANDMARK AREA
- ELECTRIC VEHICLE PATH
- PATHWAYS
- EMERGENCY VEHICLE ACCESS
- DRAINAGE CREEK
- RETAINING WALL
- RAILING

LEGEND

- ACCESSIBLE PARKING
- FIRE PITS
- HOT TUBS
- FIRE SUPPRESSION
- PRIVACY/WIND SCREENING & FENCES
- ROCK OUTCROPPINGS, BENCHES, LANDSCAPING & LIGHTING
- WATER WALL & FEATURE

Exhibit B Building #1

Old Cabin



Now



Exhibit B - Building # 8

Old Cabin



Now



Exhibit B - Building # 9

Old Cabin



Now



Exhibit B - Building #10

Old Cabin

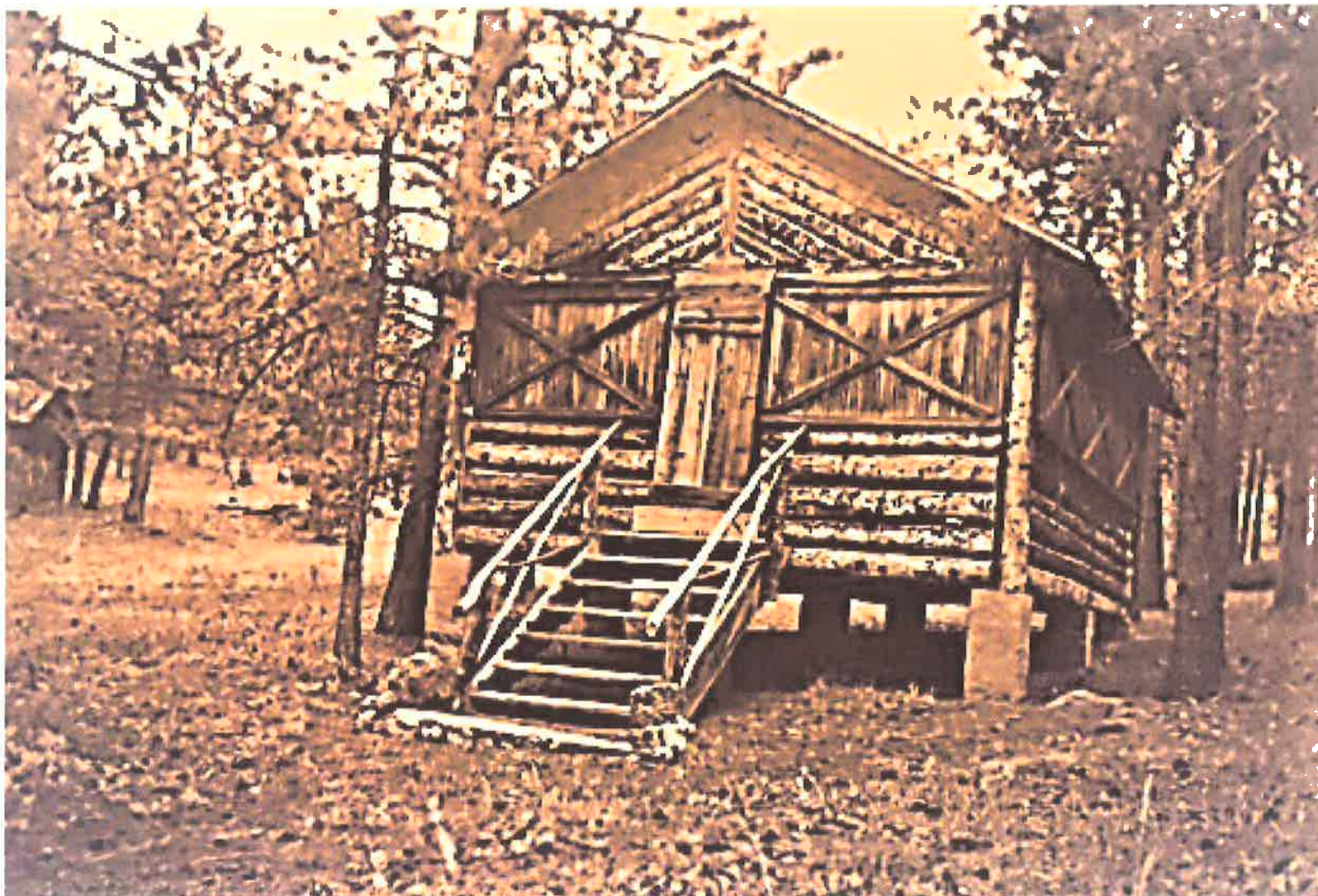


Now



Exhibit B - Building # 11

Old Cabin



Now



Exhibit B - Building #12

Old Cabin



Now



Exhibit B - Building #13

Old Cabin



Now



Exhibit B - Building #15 South Elevation

Old Lodge



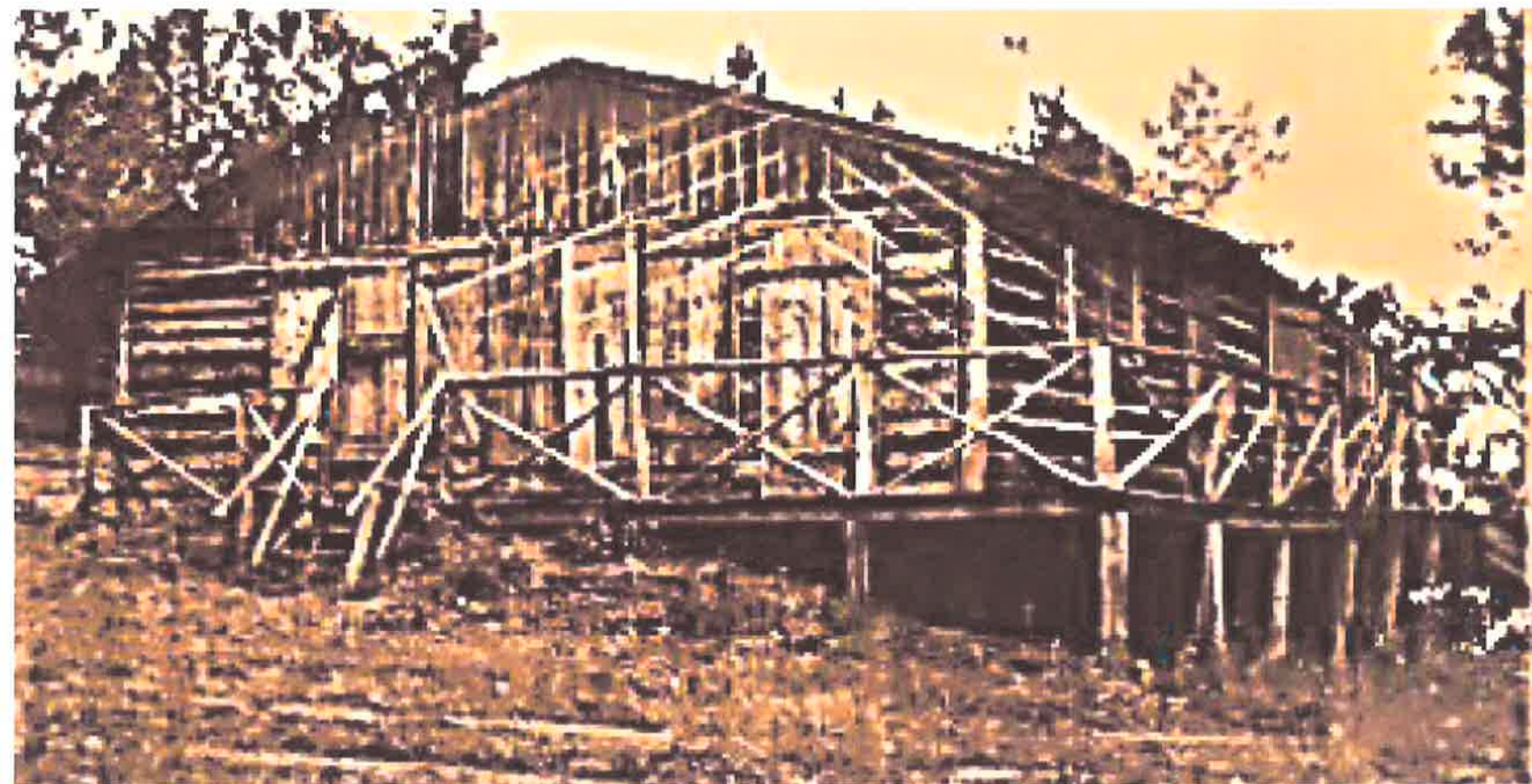
Now



Exhibit B - Building #15
North Elevation

Old Lodge

Now





Land Use

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EXHIBIT

C

TO: Summer Frederick, Land Use Department

FROM: Jessica Fasick, Historic Review, Land Use Department

DATE: November 13, 2018

SUBJECT: Docket VAR-18-0004: Gold Lake Ventures LLC – Lodge and
Docket VAR-18-0005: Gold Lake Ventures LLC - Cabin

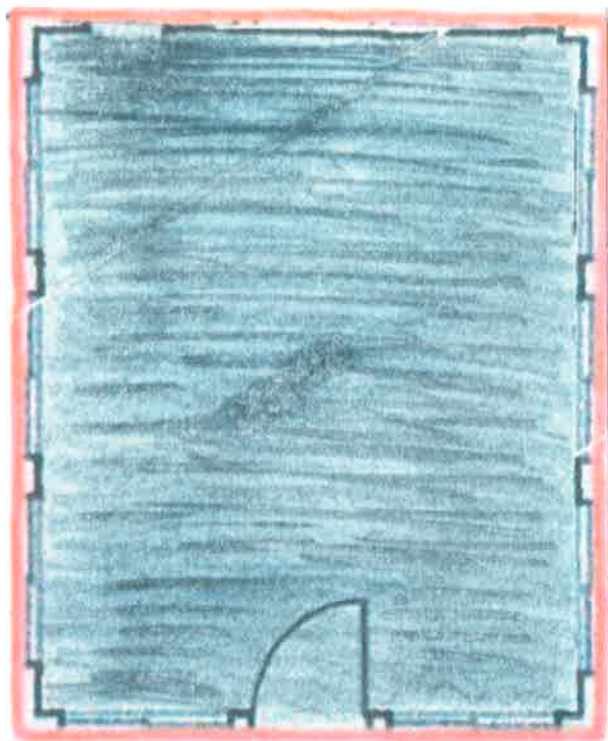
On September 12, 2018, a subcommittee of the Historic Preservation Advisory Board (HPAB) reviewed preliminary proposals for Variances for the historic Lodge and an historic Cabin at 3371 Gold Lake Road. Both structures have been identified as historically significant and would be contributing resources to a landmarked site. Both structures have been heavily altered over decades with insensitive additions and both lack architectural integrity in their present state. The applicants are proposing to remove the insensitive additions and place new additions in locations that would expose historic elements of the structures and restore the historic integrity to both the Lodge and the Cabin. In order to place the proposed additions in locations that best restore historic integrity, both structures are proposed to extend into the setbacks and therefore require Variances. The HPAB would like to share their support of the necessary Variances so that these important buildings can contribute to the site's landmark eligibility.

Exhibit D

Additional Features In Landmark Area

1. Exterior Fire Suppression System
2. Trees & Plants
3. Privacy Screening - Fences
4. Planters
5. Rock Outcroppings
6. Landscape Lighting
7. Drainage Ditch
8. Turnouts
9. Benches - Seating
10. Hot Tubs
11. Irrigation
12. Railings – along pathways
13. Fire Pits
14. Retaining Walls
15. Electric Vehicle Charging Stations
16. Water Fountains
17. Access Road

Historic Cabin #13



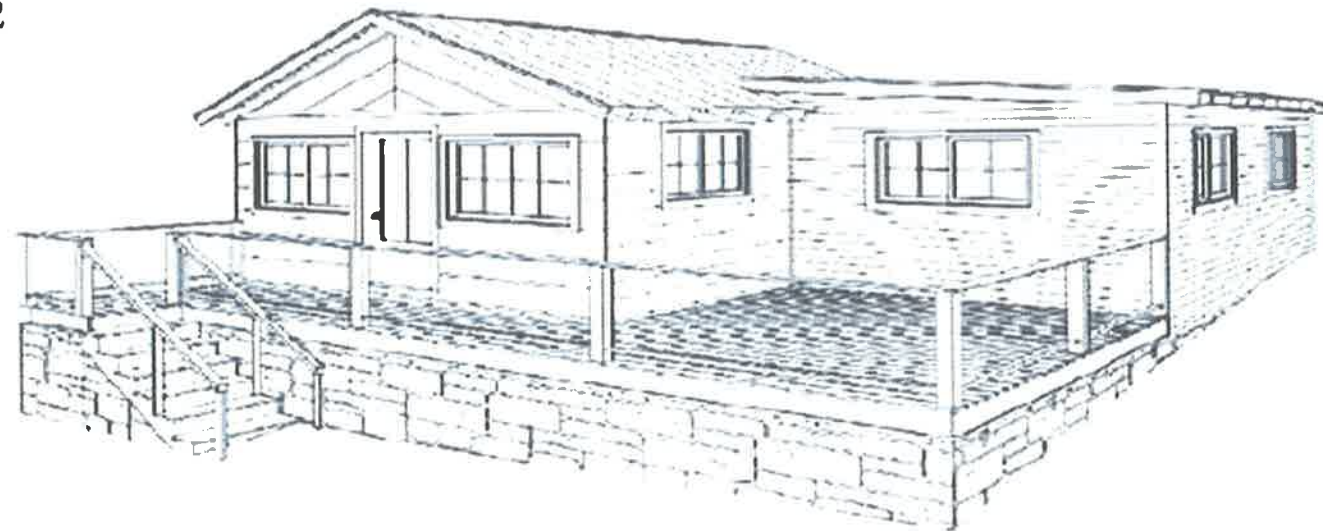
A2.8 PLAN NOTES:

KEY DESCRIPTION

□ AREA OF (E) HISTORIC
CABIN 13
(E) 251.6 SF

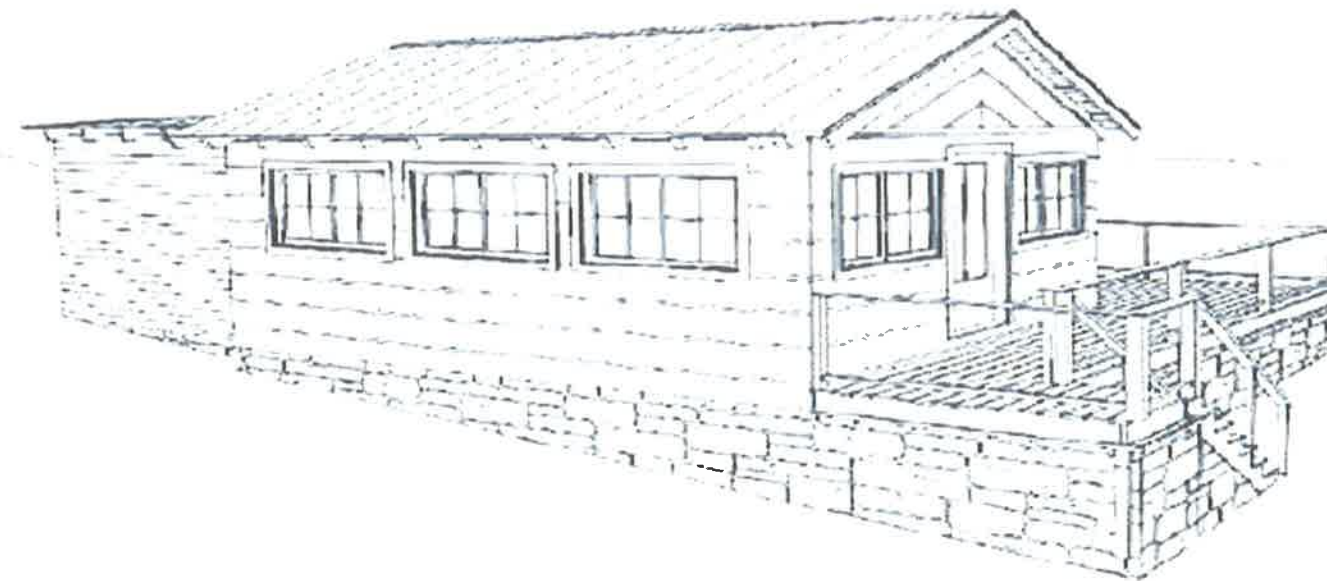
— (N) LINEAR FT. OF HISTORIC
CABIN 13 VISIBLY
EXPOSED
(N) 384' = 15 INCREASE

Buildings # 8, 9, 10, 11 & 12



PROPOSED PERSPECTIVE HISTORIC CABINS

10-11-12



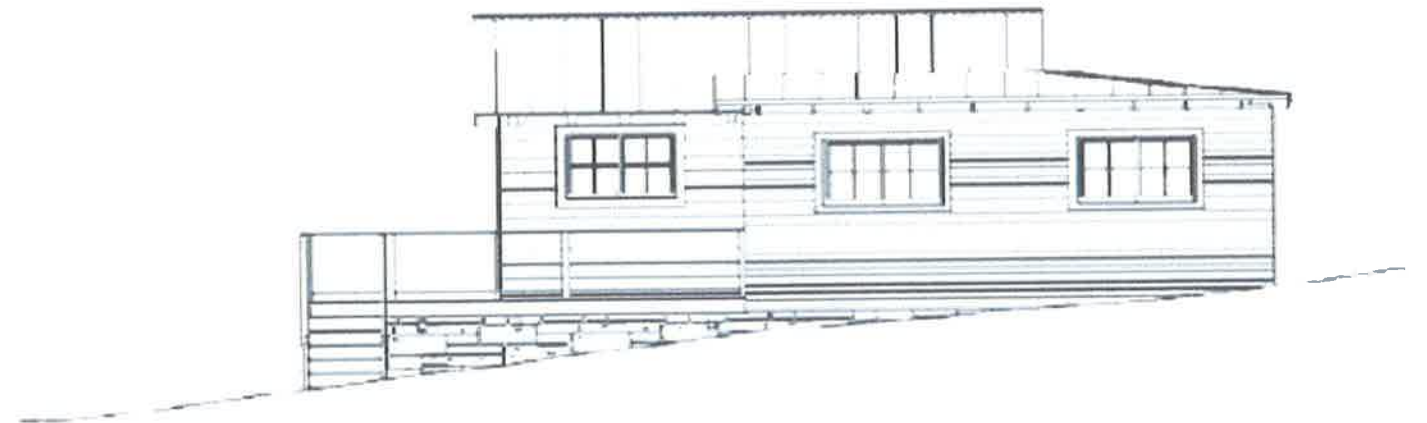
PROPOSED PERSPECTIVE HISTORIC CABINS

10-11-12

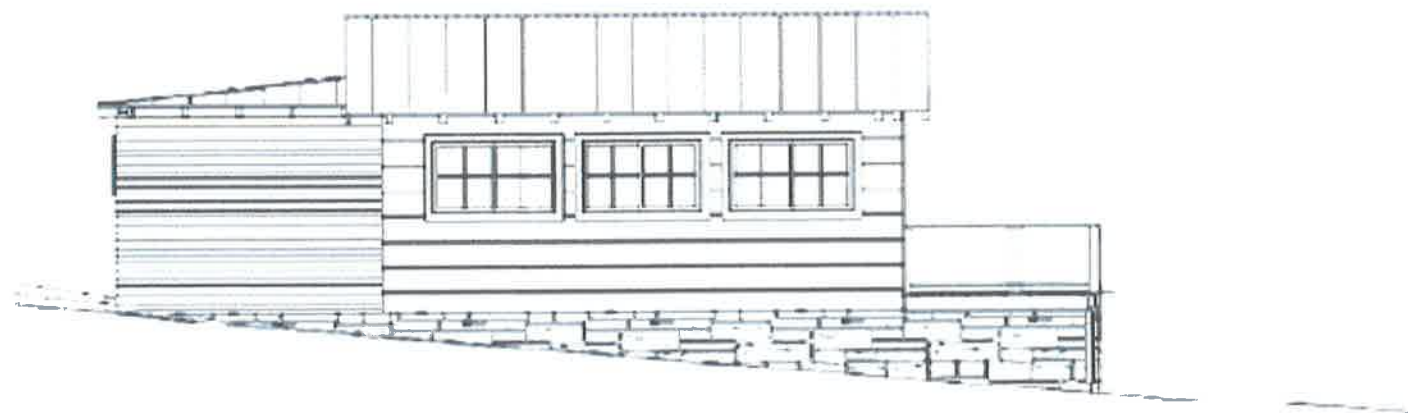
Buildings # 8, 9, 10, 11, & 12



PROPOSED WEST ELEVATION: HISTORIC CABINS



PROPOSED NORTH ELEVATION HISTORIC CABINS



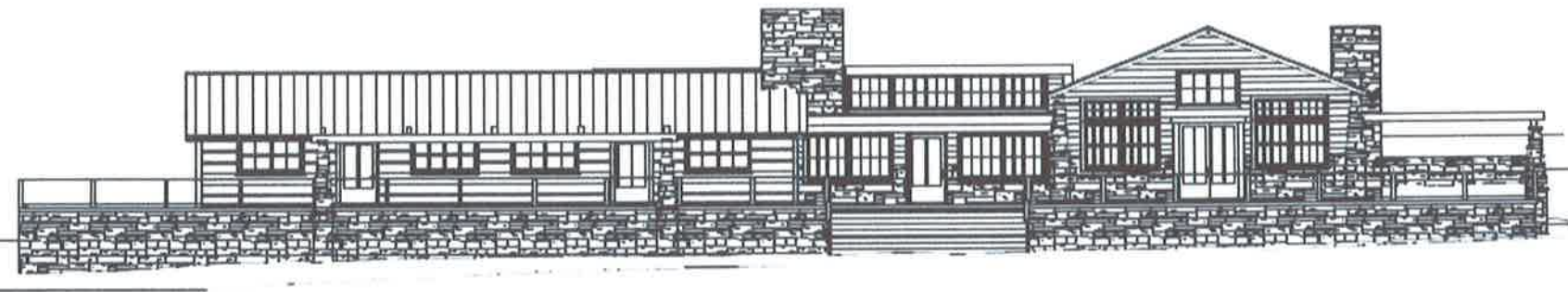
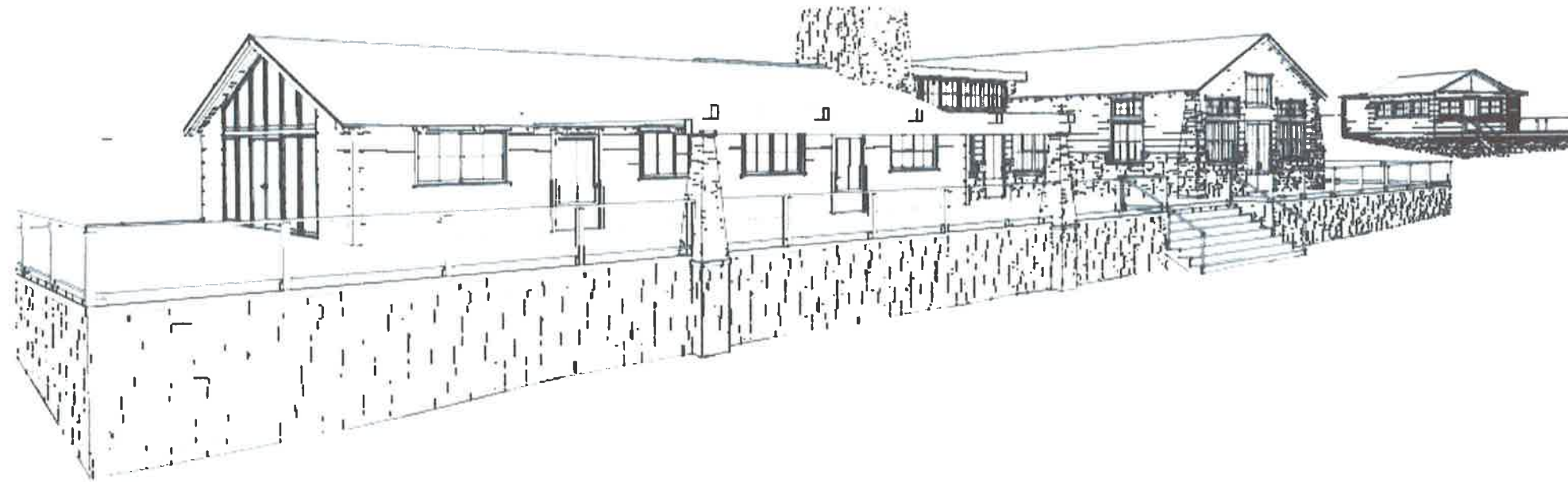
PROPOSED NORTH ELEVATION HISTORIC CABINS



PROPOSED SOUTH ELEVATION HISTORIC CABINS



A2.8 PLAN NOTES:	
KEY	DESCRIPTION
	AREA OF (E) HISTORIC CABIN #8 (E) 251.6 SF
	(N) LINEAR FT. OF HISTORIC CABIN #8 VISIBLY EXPOSED: (N) 61.4' = 13% INCREASE
	AREA OF (N) ADDITION (N) 360.4 SF
	(N) ADDITION + (E) HISTORIC (N) 618 SF



1
AI.9

PROPOSED WEST ELEVATION: GOLD LAKE LODGE

100' x 100'



2
AI.9

PROPOSED NORTH ELEVATION: GOLD LAKE LODGE

100' x 100'

Gold Lake Lodge Setback Variance Submittal

AI.9 PLAN NOTES: KEY DESCRIPTION

AREA OF (E) HISTORIC LODGE
(E) 1,835 SF

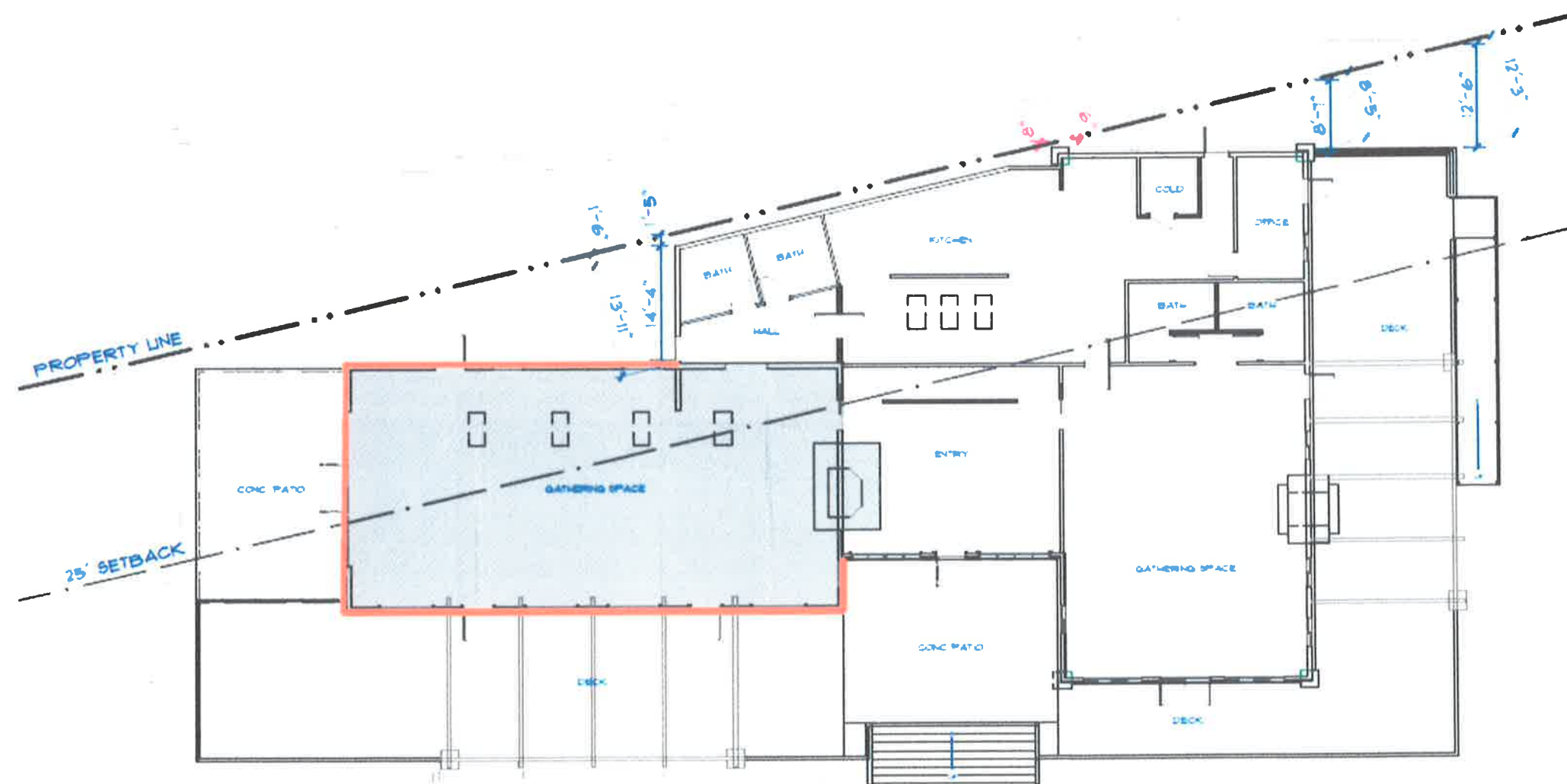
(N) LINEAR FT. OF HISTORIC LODGE VISIBLY EXPOSED
(E) 136.1' = 61% INCREASE

AREA OF (N) ADDITION
(N) 3,441.1 SF

(N) ADDITION + (E) HISTORIC
(N) 5,282.1 SF

AREA OF (N) EXTERIOR DECK
(N) 3,539.9 SF

AREA OF (N) EXTERIOR PATIO
(N) 496.6 SF



A1.7 PLAN NOTES:	
KEY	DESCRIPTION
	AREA OF (E) HISTORIC LODGE (E) 1,835 SF
	(N) LINEAR FT. OF HISTORIC LODGE VISIBLY EXPOSED (E) 136.1' = 61% INCREASE
	AREA OF (N) ADDITION: (N) 3,447.1 SF
	(N) ADDITION + (E) HISTORIC (N) 5,282.1 SF
	AREA OF (N) EXTERIOR DECK: (N) 3,539.9 SF
	AREA OF (N) EXTERIOR PATIO: (N) 496.6 SF

18. Roof configuration: **Front Gable Roof (Cabins #1, 8-13); Side Gable Roof (Cabins #2-7,14-15)**
19. Primary external roof material: **Metal**
20. Special features: **Chimney (Lodge (#15) and Lakeside (#1))**
21. General architectural description:

Lakeside (#1)

The cabin has a slight L-shape shape and is about 19 x 33 feet in size. The structure has a front gable roof, log siding, and a rustic stone foundation. The entrance is on the north elevation, hung with a slab door and two fixed windows on either side. Windows on the other elevations are a mix of original multi-light casement windows and replacement fixed windows. A porch wraps around the north and west sides of the cabin and the stone chimney is located on the south elevation (rear).

Lefthand – Niwot's (#2)

This cabin has two entrances situated in the center of the north elevation and two large picture windows on either side. The front porch extends the full length of the façade, with a small staircase at the northwest corner. The cabin has a side gable roof with vertical board and batten siding. It has a rustic stone foundation, which may be actually be a veneer over a concrete foundation.

Meeker – Longs (#3)

Nearly identical to the Lefthand – Niwot's cabin (#2), this cabin is about 32 x 26 feet in size with two entrances situated in the center of the north elevation and two large picture windows on either side of the doors. A front porch extends the full length of the façade. The cabin has a side gable roof with vertical board and batten siding. It has a rustic stone foundation, which may be actually be a veneer over a concrete foundation.

Soulstice (#4)

The bath house is about 42 x 26 feet in size. The structure has a side gable roof with the entrance on the north elevation with a small porch at the entrance, hung with a pair of non-original glass doors. The structure has vertical board-and-batten siding and has single hung windows.

Queen's Quarters – Peter's Palace (#5)

The cabin is about 34 x 24 feet in size with a front porch and two entrances side-by-side on northwest elevation hung with slab doors. The building has horizontal clapboard siding and sits on a concrete foundation. Windows include a mix of sliding, casement, and single hung windows.

Heritage House (#7)

The cabin is about 42 by 21 feet in size, with the original c. 1967 portion about 32 x 21 feet in size. The cabin has a U-shape structure with the entrance on the west elevation. The structure has mostly horizontal wood siding with both fixed and casement windows.

Raven's Den – Birdland (#8)

The c.1928 portion of the cabin is of log construction with a front gable roof. Three entrances are located on the west (façade) elevation, all hung with a slab door. There is a front porch with two sets of stairs. Two sliding windows are situated on the façade of the c.1928 portion, and fixed windows on the additions. The additions are attached to the north and south of the c.1928 cabin. The additions have a shed roof and horizontal wood siding.

Russel's (#9)

The c.1928 portion of the cabin has a front gable roof and is of log construction. The main entrance is centered on the northwest elevation and has a small front porch. Two sliding windows are situated on either side of the door. The later additions to the cabin are located on the southwest and southeast (rear) elevations and have a shed roof, horizontal wood siding, and fixed windows.

Eve's Escape – Adam's Eve (#10)

The c.1928 portion of the cabin has a front gable roof and is of log construction. The main entrance is centered on the northeast elevation and has a small front porch. Two fixed windows are situated on either side of the door, and an additional entrance is located on the addition to the east. The additions to the cabin have a shed roof and horizontal wood siding are attached on the east, south, and west sides of the original cabin. The cabin has both single hung and fixed windows.

Zen Den – Haiku (#11)

The c.1928 portion has a front gable roof, is of log construction, with an entrance centered on the north elevation. Two sliding windows are situated on either side of the door. The later additions to the cabin have a shed roof and horizontal wood siding. They are attached on the east, west, and south sides of the original cabin.

Victoria's – Magdalena's (#12)

The c.1928 portion of the cabin has a front gable roof, is of log construction, with an entrance centered on the north elevation with two fixed windows on either side. Two additions are attached to both the west and east sides of the cabin. The later additions both have a shed roof and horizontal wood siding. The addition to the west contains an entrance hung with a slab door.

Cabin 13 (#13)

The original portion of the latrine consists of a log cabin with a front gable roof about 14 x 10 feet in size. The additions on either side of the structure have a shed roof and partial horizontal wood siding.

Paco's – Hernando's (#14)

The cabin has an L-shape with a triangular shaped porch along the northwest side of the structure. The cabin has horizontal wood siding, a side gable roof, and a stone foundation. Windows are mostly fixed.

Main Lodge (#15)

Located to the northeast of the lake, the main lodge is one of the largest structures on the property. The 1922 portion of the lodge was rectangular in shape and about 60 x 20 feet in size. It was constructed with round log siding, a concrete foundation, with a low-pitch side gable roof and a stone chimney along the east elevation. The 1984 additions to the main lodge are of wood frame construction and sit on a concrete foundation and obscure most of the 1922 lodge. The lodge is oriented to the west. Main features on the west elevation (façade) include two stone staircases, long bays of windows, wood shingle siding, and an open patio at the southwest corner and northwest corner.

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

23. Landscaping or special setting features:

The property is accessed by a packed-earth driveway off Highway 7 near Ward. A mixture of trees surrounds the all buildings. Gold Lake sits closely to the west and south of all the buildings, with the Gold Lake fill ditch accessing the lake from the north.

24. Associated buildings, features, or objects: **To the north of the lake are a few buildings that were not included in this survey report, such as a residence, an office, a stable, a corral, various sheds, and outdoor hot tubs.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1922 (Main Lodge); c. 1928 (Cabins #1, 8-13); c. 1956 (Cabin #14); c. 1967 (Cabins #2-7);**

Source of information: **Boulder County Tax Assessor Records, 1984 Boulder County building permits, Camp Newaka brochures from 1922-1929.**

26. Architect: none

Source of information:

27. Builder/Contractor: none

Source of information:

28. Original owner: **Helen McDonald and Mary Vorhees (Main lodge), and Emelyn Waltz (c.1928 cabins)**

Source of information: **Boulder County Deed Records**

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

According to Tax Assessor records and the year when Camp Newaka began, the main lodge at Gold Lake was constructed in 1922. By the summer of 1928, 10 cabins were added to the property. This includes Lakeside (#1), Cabin 13 (#13), and eight identical sleeping cabins, at least five of which can be identified today as cabins #8-12: the Victoria, Zen Den, Niwot's Lodge/Alpine, Russell's Ranch, and Bonaparte's Retreat. The location of the other three c. 1928 cabins and when they were demolished is unknown.

Assessor records from 1966 show a c.1920 side-gabled wood frame residence on the property, pre-dating Camp Newaka. The current state of this structure is unclear; it could've been since demolished, but the 1975 assessor records for the caretaker's house (not included in survey) note that it was "built around an old cabin."

The c. 1928 cabins were all of log construction and were visually similar to the main lodge (prior to any additions). The eight identical sleeping cabins were originally 14 x 18 feet in size, and had a gable front roof with exposed rafters. The Lakeside cabin was slightly larger, about 17 x 30 feet. Cabin 13 (a former latrine) was about 14 x 10 feet in size and located to the south of all the sleeping cabins. The entrance for each of the c.1928 cabins was on the gable front side marked with a single centered door (the latrine had two entrances). All the cabins were slightly elevated off the ground and were accessed by a set of wood stairs. Window openings for all the cabins were originally screened and had exterior wood shutters horizontally hinged at the top of each window opening. By 1949, at least one of the cabins had glass windows installed, but most cabins still retained their screened openings. None of the cabins were built with any heating or plumbing.

According to assessor records, at least two buildings were added in 1955: the cabin known as Paco's – Hernando's (#14) and the Owl's Nest/Caretaker's cabin north of the lake along the main road (not included in survey). In 1967, five more structures were built: the Heritage House (#7), Raven's Den – Birdland (#8), Soulstice (#4), Meeker - Longs (#3), and Lefthand – Niwot's (#2).

In 1984, a number of modifications were made to the cabins at Gold Lake. The 1922 main lodge had additions attached to the west (façade), east, and south elevations. Additions were added to each of the c. 1928 cabins, and possibly to some of the c. 1956 and c. 1967 cabins. Most of these additions have a shed roof and horizontal clapboard siding, and can be recognized by how they "sandwich" most the c. 1928 cabins. The window openings on the c.1928 cabins were also modified possibly at the same time the additions were added or earlier. Very few original windows are left on the c.1928 cabins and there is little uniformity to the replacement windows, as seen by the different types (fixed, sliding, single hung) and different sizes used.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Camp**

32. Intermediate use(s): **Camp**

33. Current use(s): **Vacant**

34. Site type(s): **Camp**

35. Historical background:

Prior to any mining claims, the area now known as Gold Lake was frequently visited by the Arapaho Indians, including Chief Niwot, who would settle at the lake during the summer. By 1882, two mining claims had been made: the Greenback Lode and the Keystone Placer, the boundaries of which included Gold Lake and gulches to the north and east of the lake. The Greenback Lode, containing three shafts along the northwest side of the lake, was platted by Mary G. Arnett, wife of Anthony Arnett, one of the early pioneers of Colorado. Silas T. Tumbleson, a miner originally from Ohio, platted the Keystone Placer. In 1885, Silas Tumbleson conveyed water rights in Gold Lake to the Left Hand Ditch Company, one of the company's earliest acquisitions. The Left Hand Ditch Company was given rights to fill and draw the water out, while Silas Tumbleson, as the owner of the property, reserved a right to use the lake for irrigation and recreational purposes. In 1894, Silas deeded the Keystone placer to Thomas J. Thompson, who was a Ward merchant, a Boulder County Commissioner from 1889-1892, and a Boulder County Sheriff from 1897-1899. Thomas Thompson came to Colorado in 1871 and married Hettie Lamson in Boulder in 1881. He had a few mining interests in the area and often made fishing trips to Gold Lake, which he stocked with trout.

Camilla R. Tedrow came into ownership of the property in 1918, and four years later, the property began its use as Camp Newaka, managed by Helen McDonald and Mary Vorhees. Helen was a physical education teacher in Chicago and Mary a mathematics teacher in St. Louis. Majority of the teenaged girls that attended Camp Newaka were from either St. Louis or Chicago, or from various parts of New England, primarily where the camp was advertised. It was for Camp Newaka that the main lodge and cabins were constructed. The main lodge, built in 1922, served as the "assembly bungalow" for the camp. The main lodge functioned as a living and dining room, a store, and office. Prior to 1928, sleeping quarters for the campers consisted of tents with wood floors, furnished with iron beds and "elevated from the ground to secure dryness and ventilation."

In 1927, the property was purchased by Emma Waltz of Chicago, and with the help of her four daughters, Emma continued to administer the camp for a number of years and made improvements. Her daughters were former attendees of the camp. By the summer of 1928, eight log cabins had been constructed to be the new sleeping quarters for the campers, replacing the tents. The cabins were either square or rectangular in shape, and originally had screens with shutters in place of glass windows. Each cabin accommodated about 7 campers and a counselor.

Emma Waltz married Merle B. Waltz in 1901. He was a well-known lawyer in Chicago. Emma and her daughters, none of which ever married, ran Camp Newaka until at least 1935.

In 1956, Emma Waltz sold the property to Ward residents Albert and Frances Dudley under the name "Gold Lake Ranch, Inc." and ten years later it was acquired by William D. Davis, of Oklahoma, who changed the name to "Gold Lake Camp, Inc." Beginning in the late 1950s and into the 1970s the area continued its use as a camp, but this time for both boys and girls, aged 7-16. Paco's – Hernando's

cabin (#14) was built c. 1956 under the Dudley's ownership, and then a few more buildings (cabins #2-7) were added c. 1967 by owner William Davis.

In 1977, the property was purchased by Tim Combs and converted into a retreat for individuals, groups, and businesses. Combs refurbished the cabins, re-decorating them with various motifs and giving the names like "Bagdad Bungalow", "Hernando's Hideaway", and "Bonaparte's Retreat." During Combs' ownership, the resort also included a sauna, tennis courts, a stable, and boats for the lake. A few clients that Combs' hosted at Gold Lake included NBI of Boulder, the Indochina Refugee Center, and the Solar Energy Research Institute.

In 1994, owners Karel and Alice Starek began the Gold Lake Mountain Resort & Spa, which they operated for the next 11 years. Guests of the resort could engage in a wide variety of activities, such as a skate pond, skeet and trap range, a tennis court, fishing, swimming, water skiing, and a jogging trail. The Gold Lake Mountain Resort and Spa closed in November of 2009.

In 2010, Insight Intensive leased the property from Gold Lake Ventures LLC. They converted the property to be used as a mentoring program for young adult males. Insight Intensive used the cabins for either office space, program participant lodging, or storage.

Over the years, the names assigned to the cabins has evolved and changed. Below is a table identifying previous names (as far as what could be found) assigned to the cabins:

Current Cabin Name		Previous Names (if found)
1	Lakeside	Library
2	Lefthand – Niwot's	Russia India/Game Room
3	Meeker – Longs	Bunk House
4	Soulstice	Bath House
5	Queen's Quarters – Peter's Palace	Bagdad Bungalow
6	<i>Shed north of Heritage House (not included in survey)</i>	
7	Heritage House	
8	Raven's Den – Birdland	Bonaparte's Retreat
9	Russel's	Russell's Ranch
10	Adam's Eve – Eve's Escape	Alpine/Niwot's Lodge
11	Zen Den – Haiku	Zen Den
12	Victoria's – Magdalena's	Victoria's Lodge/Laxique
13	Cabin 13	Latrine
14	Paco's – Hernando's	Hernando's Hideaway
15	Gold Lake Lodge	Main Lodge

36. Sources of information:

Ancestry.com searches.

"Arrivals at the Sherman House," (1876 Mar 30) *Colorado Banner*, www.genealogybank.com

Boulder county Assessor Records (online).

Boulder County Clerk & Recorder Records (online). Deeds 0046-0110, 0163-0329, 90041466, 90121264, 90435923, 90214425, 90226494, 90251659, 90580433, 90825587, 90809100, 00210344, 00606639, 00621924, 01480685.

Boy's Life, Vol. 61 No. 5. Boy Scouts of America, Inc. (1971). <https://books.google.com/books>

Bureau of Land Management. "Mineral Survey No. 534". *General Land Office Records*.

<http://glorerecords.blm.gov>

Bureau of Land Management. "Mineral Survey No. 514". *General Land Office Records*.

<http://glorerecords.blm.gov>

"Camp Newaka." Brochure, 1922 1924, 1925, 1928, 1929. Boulder Carnegie Library for Local History.

"Gold Lake Ranch Serves Executives As Communications Catalyst," (1981 Aug 6) *Denver Post*.

Gold Lake Ranch Summer Camp Booklet, c. 1960s. <https://www.worthpoint.com/worthopedia/gold-lake-ranch-summer-camp-booklet-ward-colorado>

Gould, Frank R. and Kenneth L. Whitmore. "Left Hand Ditch Company." Walter Oral Histories

Collection, 1988. Colorado State University. <https://mountainscholar.org/handle/10217/172797>

"Historic Gold Lake Ranch On The Block," (2015 Jun 10) *Boulder Daily Camera*.

"Merle Bowman Waltz." Find A Grave, accessed via <https://www.findagrave.com/memorial/172458767>

"Our Story." *The Golden Hoof*. <http://www.thegoldenhoof.com/our-story.html>

"Sheriffs – Past and Present." <https://www.bouldercounty.org/departments/sheriff/past-and-present/#1487734840511-5f49e963-69b9>

Sargent, Porter. *A Handbook of Summer Camps: An Annual Survey*, 1935.

<https://books.google.com/books>

"Thomas Jefferson Thompson." Find A Grave, accessed via

<https://www.findagrave.com/memorial/67184484>

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

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

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

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

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

____ Qualifies under Criteria Considerations A through G (see Manual)

X 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**

40. Period of significance: **c. 1922-1928**

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance:

The Gold Lake property is historically significant for its association with Camp Newaka, for which the main lodge and cabins were first constructed. Camp Newaka was a popular girl's camp that ran from at least 1922-1935. Owners during the 1950s and 1960s included Albert Dudley and later William Davis, who both continued the property's use as a children's camp, but opened it up to both boys and girls. Several cabins were added to the property during this time. In the late 1970s, the property was converted into a retreat for businesses, groups, and individuals, and later a spa resort in the 1990s.

Gold Lake is historically significant for its development of recreation in the area. The area's rural mountain setting is mostly unaltered, lending an appropriate context for the cabins. While the original portions of the main lodge and cabins are good examples of the rustic style of architecture, the amount of modern additions and window replacements to the majority of the structures severely compromises

the site's architectural significance. Unless the lodge and cabins were to be restored, there are better examples of the rustic style of architecture preserved elsewhere in Boulder County.

While the property does not possess sufficient significance to be considered individually eligible for listing on the National Register of Historic Places or on the Colorado State Register of Historic Properties, it may possess enough significance to be eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

The Gold Lake property exhibits a high level of integrity relative to location and setting. The many additions and window replacements to the historic structures compromise the integrity of design, materials, workmanship, feeling, and association.

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: **3371 Gold Lake Road (1).jpg to 3371 Gold Lake Road (24).jpg**

Negatives filed at:

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

49. Date(s): **November 1, 2018**

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

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

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

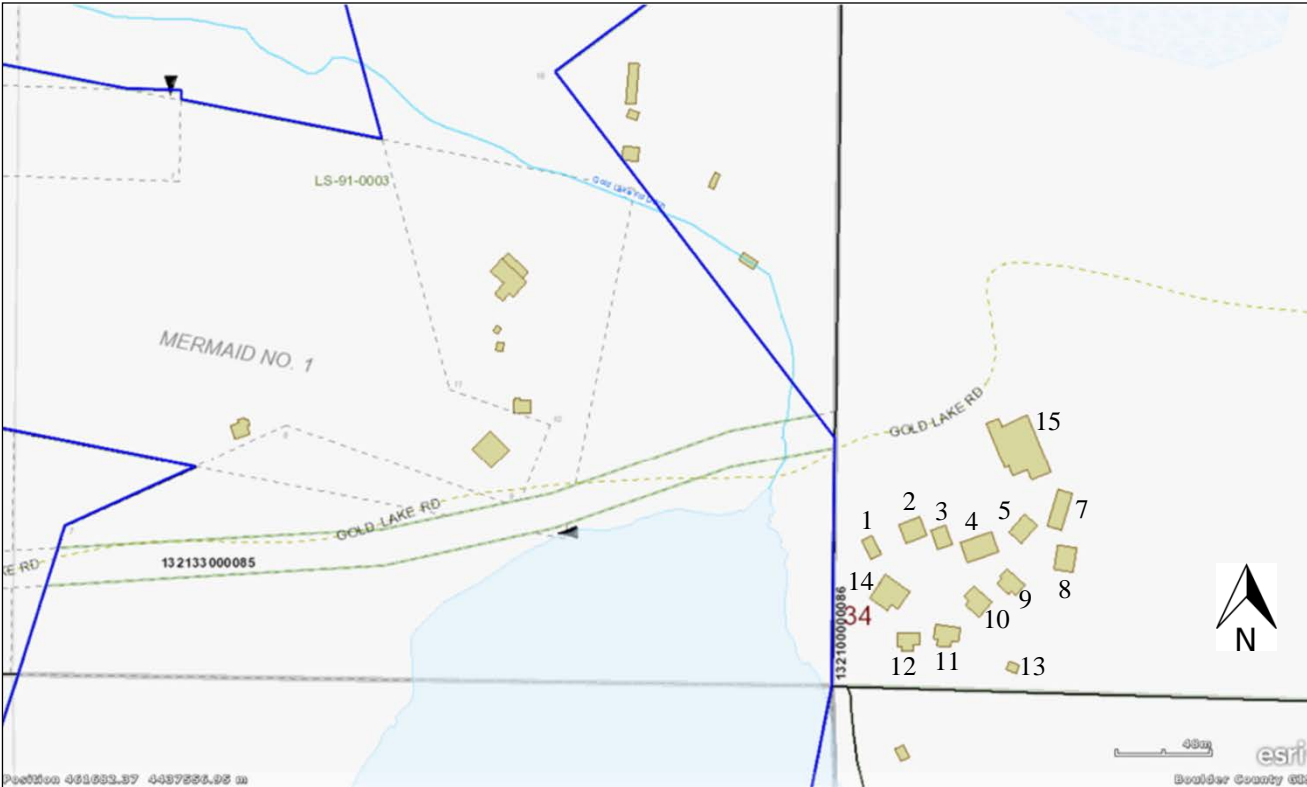
53. Phone number(s): **303-441-3987**

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

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Sketch Map

Address: 3371 Gold Lake Road
Site Number: 5BL.13886



#	Resource
1	Lakeside
2	Lefthand – Niwot’s
3	Meeker-Longs
4	Soulstice/Bath House
5	Queen’s Quarter’s/Peter’s Palace
7	Heritage House
8	Birdland – Ravens Den
9	Russell’s
10	Adams Eve/ Eve’s Escape
11	Zen Den – Haiku
12	Victoria’s – Magdalina’s
13	Cabin 13
14	Paco’s – Hernando’s
15	Gold Lake Lodge

**Building numbers based on survey plan provided by applicant. “#6” applies to a small structure by Heritage House (#7) that was not included in this survey.*

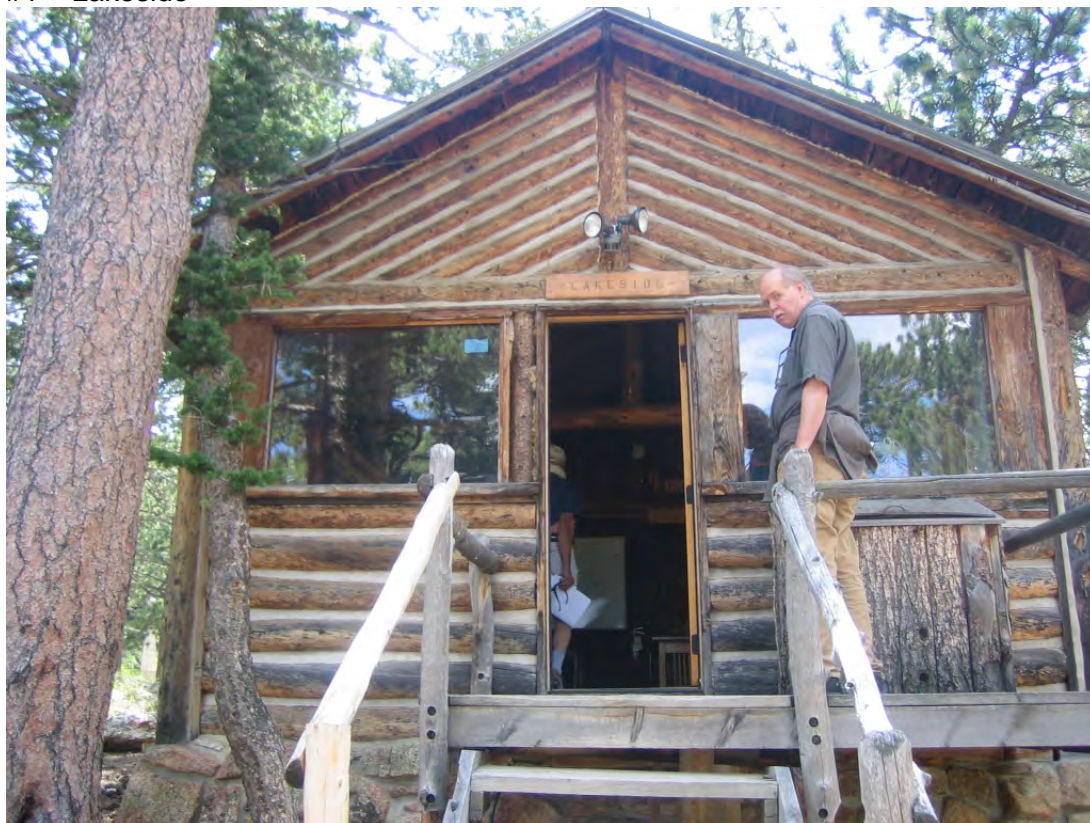


Photographs

#1 - Lakeside



#1 – Lakeside



#1 - Lakeside



#1 – Lakeside (rear)



Resource Number: 5BL.13886

#2 – Lefthand – Niwot's



#3 – Meeker – Longs



#4 - Soulstice



#4 – Soulstice (rear)



Resource Number: 5BL.13886

#5 – Queen's Quarters – Peter's Palace



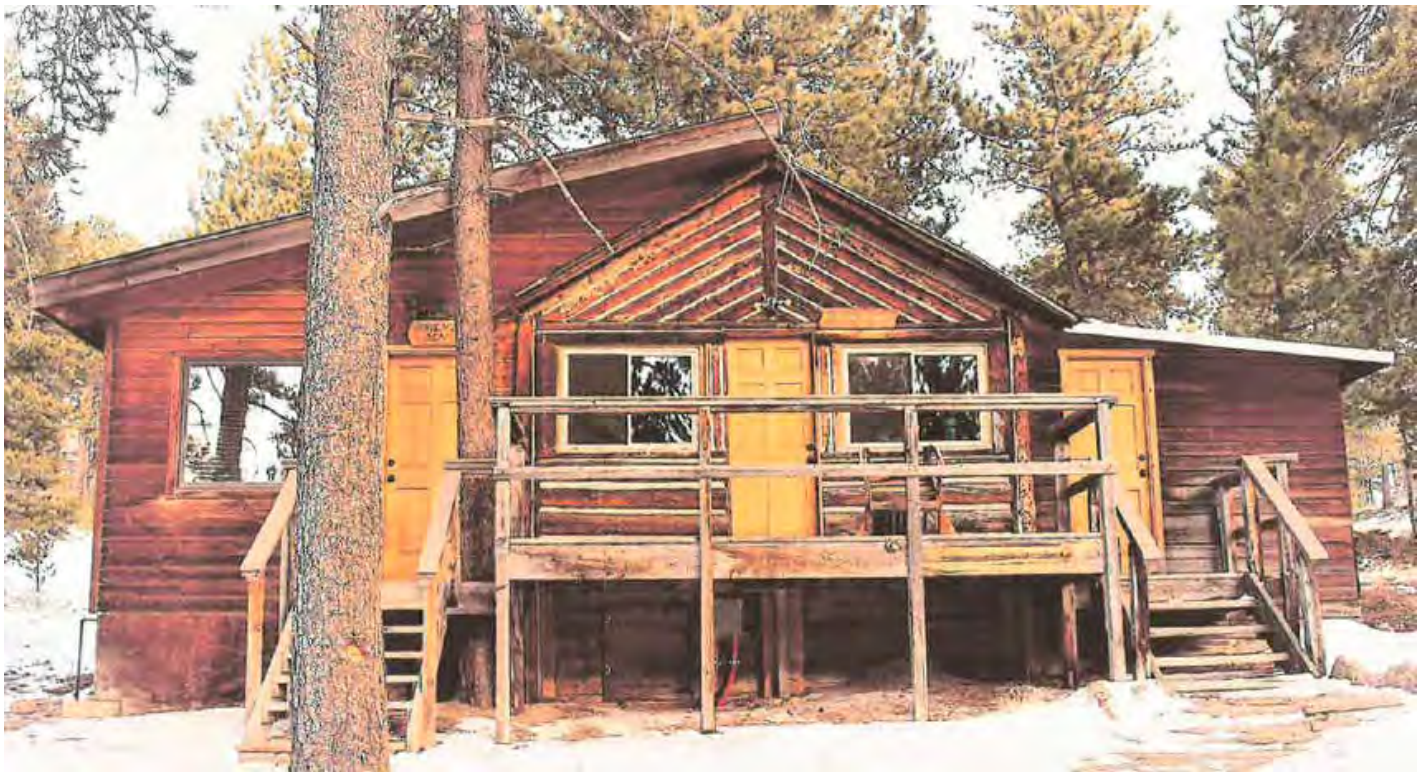
#7 – Heritage House



#7 – Heritage House



#8 – Raven's Den & Birdland



Resource Number: 5BL.13886

#9 – Russel's Ranch



#10 – Eve's Escape – Adam's Eve

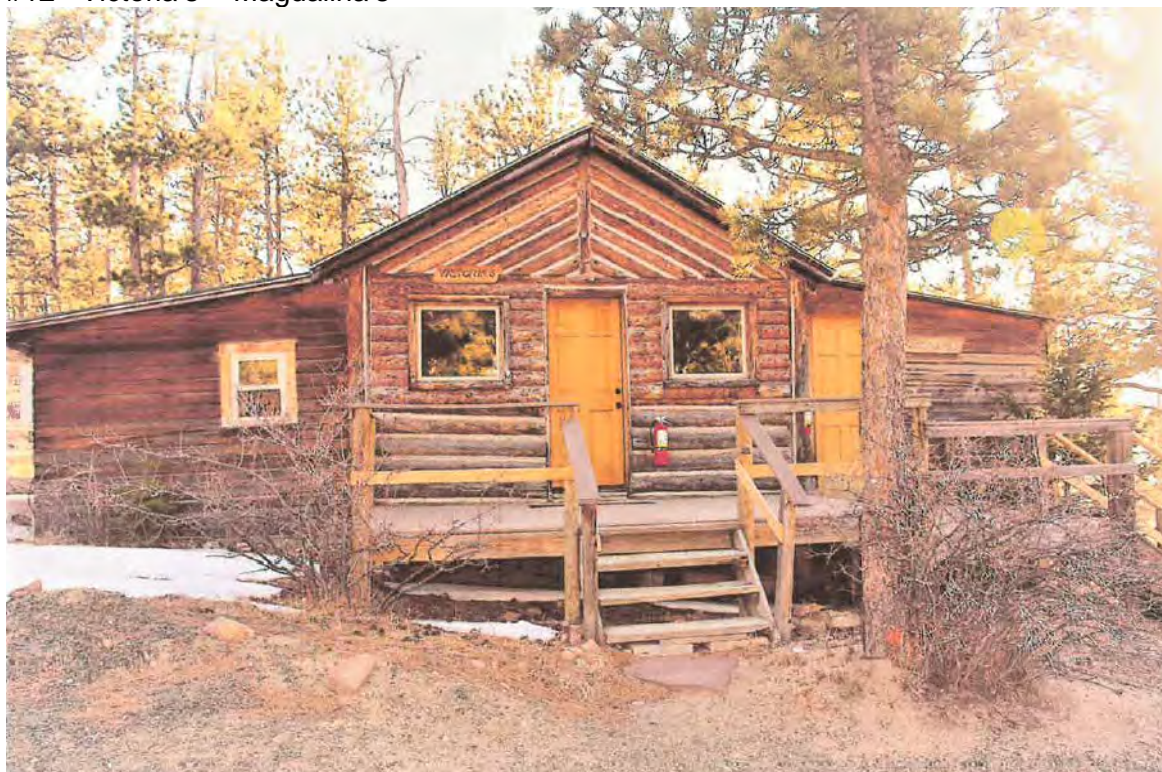


Resource Number: 5BL.13886

#11 - Zen Den – Haiku



#12– Victoria's - Magdalina's



#13 – Cabin 13



#13 – Cabin 13 (rear)



Resource Number: 5BL.13886

#14 – Paco's – Hernando's



#15 – Main Lodge



#15 – Main Lodge



#15 – Main Lodge



#15 – Main Lodge



View of Gold Lake



Additional Photographs:

Photo of Main Lodge from "Camp Newaka" Brochure, 1925, Boulder Carnegie Library for Local History:



Photo of one of the c.1928 Library (Lakeside, #7) as seen on the Boulder County Tax Assessor Real Estate Appraisal card, 1949. Boulder Carnegie Library for Local History:



Photo of one of the c.1928 cabins as seen on the Boulder County Tax Assessor Real Estate Appraisal card, 1949. Boulder Carnegie Library for Local History:



Photo of one of the c.1928 latrine as seen on the Boulder County Tax Assessor Real Estate Appraisal card, 1949. Boulder Carnegie Library for Local History:

