



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, May 2, 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-19-0002: Gold King, Silver Serpent, Gold King No. 1 and Ace of Diamonds Placer Claims**
Request: Boulder County Historic Landmark Designation of a site area
Location: 243 County Road 126, in Section 10, Township 1S, Range 73W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Scot Shaeffer
 - b. **Docket HP-19-0003: Bishop Gallery**
Request: Boulder County Historic Landmark Designation of the structures
Location: 9889 Peak to Peak Hwy, Allenspark, in Section 2, Township 3N, Range 73W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Bishop Family Trust
5. Other Business



Land Use

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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

April 4 2019

6:00 PM

**Hearing Room, Third Floor,
County Courthouse, Boulder**

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, April 4, 2019 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 6:18 p.m.

Board Members Present: Chuck Gray Vice-Chair, Jason Emery, , Stan Nilson, Larry Powers, and Rosslyn Scamehorn, Marissa Ferreira

Board Members Excused: Jim Burrus-Chair, Caitlin McKenna, Margo Leach

Staff Present: Denise Grimm, Jessica Fasick, and Tyler Heyne, Land Use

Interested Others: Three

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the December 6, 2018 and March 7, 2019 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn MOVED to approve the December 6, 2018 and March 7, 2019 minutes as submitted.

SECOND: Jason Emery

VOTE: Motion PASSED unanimously

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

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

Staff member, Denise Grimm, gave the presentation on the tabled docket from the previous month's meeting. She spoke more on the conditions that were reviewed by the County and the Applicant, plus gave a few details on the subcommittee meetings that have been held on this tabled docket as well. 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.

The Agents Bob Dalton & Dominic Blanch representing Gold Lake Ventures LLC, were available to answer questions from the board.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Jason Emery **MOVED** that HPAB APPROVE and recommend that the BOCC approve Docket HP-19-0001: Gold Lake Mountain Resort under Criterion 1 and subject to the 4 conditions outlined in the April 4, 2019 Staff Report

SECOND: Rosslyn Scamehorn

VOTE: Motion **PASSED** unanimously

5. Election of Officers

The board moved forward with nominations for officers on the Historic Preservation Adaption Board.

MOTION: Rosslyn Scamehorn motioned that the current chair Jim Burrus continue as the chairman of the board.

SECOND: Marissa Ferreira

VOTE: Motion PASSED unanimously

MOTION: Jason Emery motioned that the current vice chair Chuck Gray continue in his current position.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:18pm.

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, May 2, 2019 – 6:00 p.m.

Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-19-0002: Gold King, Silver Serpent, Gold King No. 1 and Ace of Diamonds Placer Claims

Request: Boulder County Historic Landmark Designation of a site area
Location: 243 County Road 126, in Section 10, Township 1S, Range 73W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Scot Schaeffer

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

At the request of the owner, Scot Schaeffer, an application for landmark designation of a site area was completed by Land Use staff. In the Fall of 2018, docket LU-18-0017/SPR-18-0052: Schaeffer was referred to preservation staff for review. As archaeological resources were known to exist on the parcel, a Class III Cultural Resource Survey was completed by Paleo West Archaeology. Paleo West identified and recorded 4 new sites and found them all to be eligible for Boulder County landmark status.

The property at 243 CR 126 is an approximately 38-acre parcel located along Sherwood Creek northwest of Nederland. Historically, the property is located within the confines of the Grand Island Mining District, an area primarily known for the prosperous silver mines in Caribou and gold mines in Eldora.

Four mining claims are located within the property at 243 CR 126: the Silver Serpent claim, the Gold King No. 1 claim, the Gold King claim, and the Ace of Diamonds placer. The claims were not officially platted until 1905-1912, but mining shafts were already in place prior to the claims, suggesting that the property's mining history dates further back. All four claims were owned by the Pembroke Mining and Milling company for at least a decade. The president of the company was

G.W. R. Pettibone, who was listed on the mineral surveys as the claim holder for the Gold King, Gold King No. 1, and Ace of Diamonds. Pettibone was possibly drawn to the area by reports of gold found in Sherwood Creek. The Gold King and Gold King No. 1 straddled two different veins of ore, and multiple buildings were constructed within the Gold King claim. The mines produced gold, silver, lead, and copper. Mining operations lasted about 15 years, at which point the claims were probably abandoned. Research indicates that the mines were probably not particularly successful.

Paleo West Archaeology identified 64 features on the property – 15 features for the Silver Serpent site; 10 features for the Gold King No. 1 site; 23 features for the Gold King site; and 17 features for the Ace of Diamonds site. One of the features appears in two sites. Examples of features include mine shafts, trails, depressions, survey markers, foundations and wells. 4 of the features were found to be potentially dangerous and were recommended to be secured.

On January 23, 2019, a subcommittee of HPAB found the cultural resources eligible for landmark status. They then reviewed docket LU-18-0017 /SPR-18-0052: Shaeffer Residence, Shed, Ag Structure, and Driveway. The docket was approved by the BOCC with the following condition relating to historic preservation:

16. Prior to issuance of building or grading permits, the site must be landmarked, and the final driveway plans must be reviewed by an email subcommittee of the same HPAB members.
 - a. Prior to any grading or site disturbance, construction fences must be installed between the historic resources and any area where grading will occur, with installation of the fence and a staff inspection occurring before any further disturbance occurs.

SIGNIFICANCE

The site area qualifies for landmark designation under Criteria 1, 4, 6, and 8.

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 four mining claims are significant for their connections with local early twentieth-century mining in the Grand Island Mining District in southern Boulder County.

Criteria 15-501(A)(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;

The four mining claims are significant for their use of local architectural methods associated with mining.

Criteria 15-501(A)(6) The proposed landmark's archaeological significance;

The four mining claims are significant for their archaeological information from spatial distribution of features.

Criteria 15-501(A)(8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

The four mining claims are significant for their potential as contributing resources to a landmark district.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-19-0002: Gold King, Silver Serpent, Gold King No. 1 and Ace of Diamonds Placer Claims** under Criteria 1, 4, 6 and 8 and subject to the following conditions:

1. Any construction or alteration of the landscape or features within the site area other than the work that has already been approved under docket LU-18-0017/SPR-18-0052: Shaeffer will require review and approval of a Certificate of Appropriateness.
2. Hazard mitigation plans for the 4 potentially dangerous features (Feature 4 of the Gold King No. 1 claim and Features 2, 7 and 10 of the Silver Serpent claim) should be reviewed by preservation staff prior to commencing work.



Boulder County Land Use Department

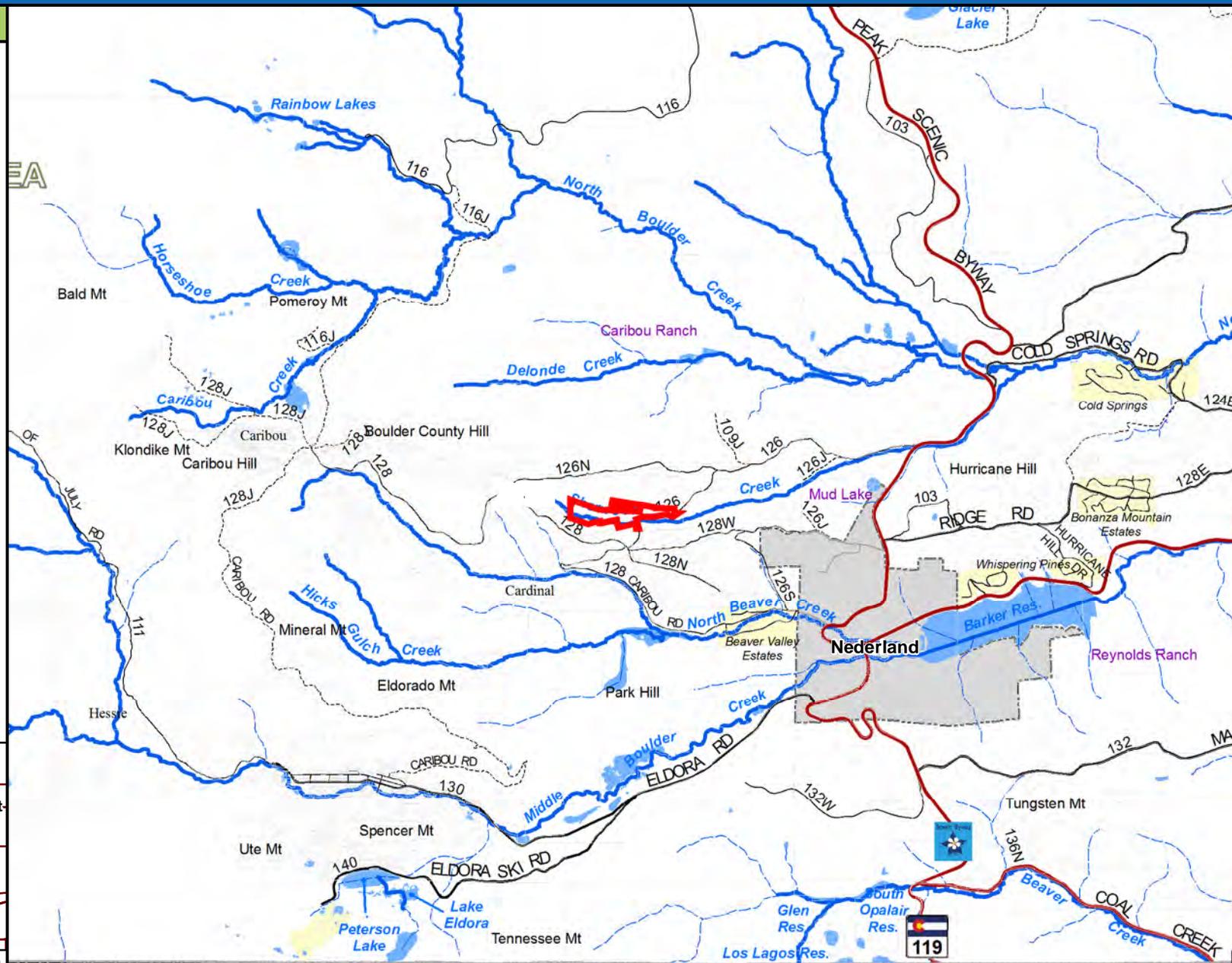
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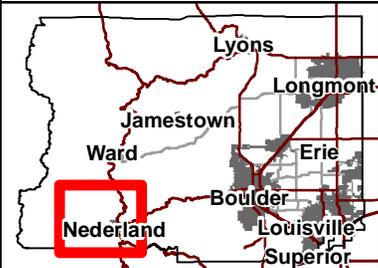
243 COUNTY RD 126

Legend

- Subject Parcel
- County Boundary
- Streams**
- Intermittent Stream
- Perennial Stream
- Municipalities
- Subdivisions**
- Subdivisions



0 5,000 Feet
 NORTH 1 inch = 5,000 feet
 Area of Detail Date: 3/2/2018



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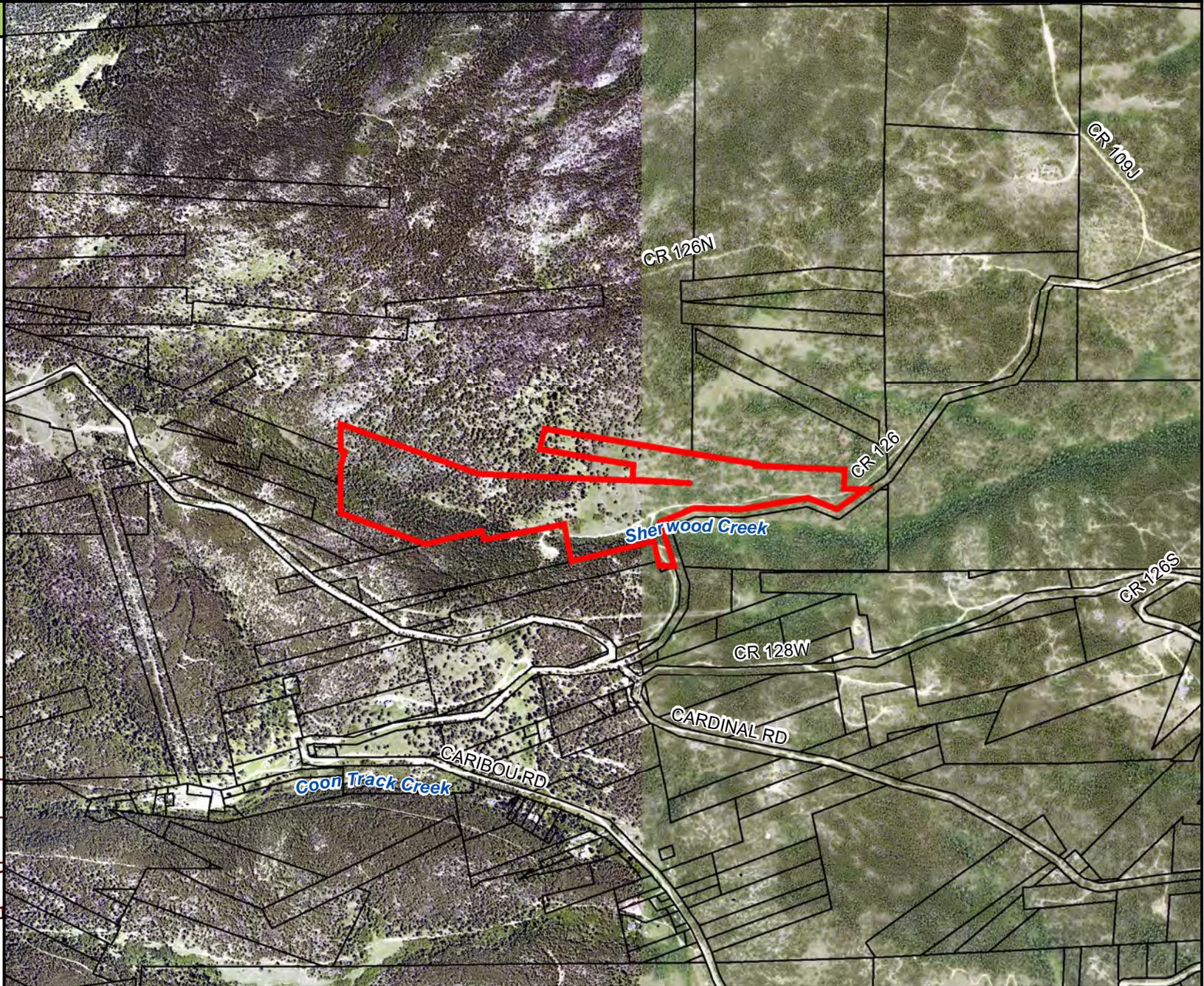
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Aerial

243 COUNTY RD 126

Legend

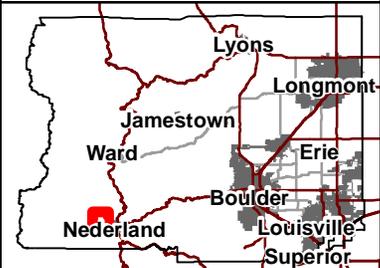
 Subject Parcel



0 1,000 Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 3/2/2018



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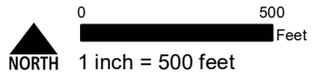
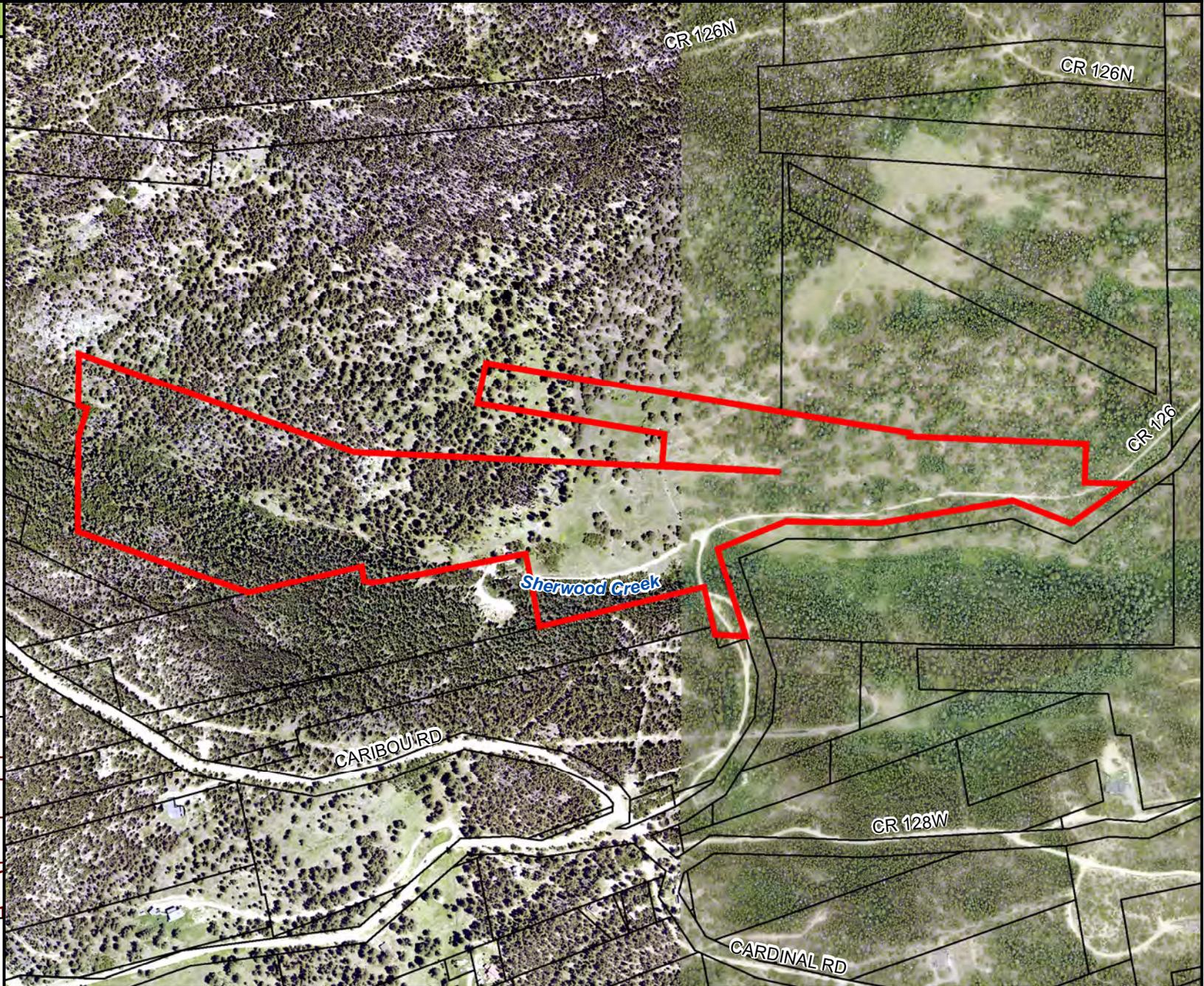
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

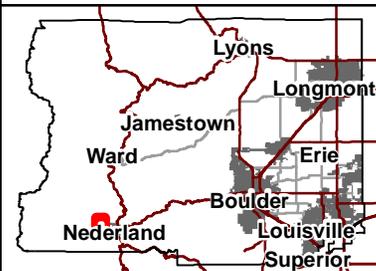
243 COUNTY RD 126

Legend

 Subject Parcel



Area of Detail Date: 3/2/2018



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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: Silver Serpent claim, Gold King No. 1 claim, Gold King claim, and Ace of Diamonds Placer claim

Other Names:

Historical Narrative: The property at 243 CR 126 is an approximately 38-acre parcel located along Sherwood Creek northwest of Nederland. Historically, the property is located within the confines of the Grand Island Mining District, an area primarily known for the prosperous silver mines in Caribou and gold mines in Eldora.

Four mining claims are located within the property at 243 CR 126: the Silver Serpent claim, the Gold King No. 1 claim, the Gold King claim, and the Ace of Diamonds placer. The claims were not officially platted until 1905-1912, but mining shafts were already in place prior to the claims, suggesting that the property's mining history dates further back. All four claims were owned by the Pembroke Mining and Milling company for at least a decade. The president of the company was G.W. R. Pettibone, who was listed on the mineral surveys as the claim holder for the Gold King, Gold King No. 1, and Ace of Diamonds. Pettibone was possibly drawn to the area by reports of gold found in Sherwood Creek. The Gold King and Gold King No. 1 straddled two different veins of ore, and multiple buildings were constructed within the Gold King claim. The mines produced gold, silver, lead, and copper. Mining operations lasted about 15 years, at which point the claims were probably abandoned. Research indicates that the mines were probably not particularly successful.

The Silver Serpent claim is located in the north portion the property. In 1911, it included four shafts, a drift, a cross-cut, a discovery shaft, and a road. The Gold King No. 1 claim is in the northeast portion of the property. It is oriented east-west, totaling about 3.5 acres. In 1905, the claim was recorded to have one shaft, one discovery shaft, and a road. The three features have been located along with a few more features, including a survey marker and various prospect pits. The Gold King claim is located near the center of the property. Oriented east-west, the claim totals about 5 acres. According to 1903 and 1905 plat maps, the Gold King contained one discovery shaft inside a shaft house, a tunnel, four buildings, and a road. The locations of the discovery shaft, a building foundation, a trench, tunnel, and a several other features on the Gold King were identified by the 2018 archaeological survey. The Ace of Diamonds Placer is in the western and southern portions of the property. The placer is irregularly-shaped and totals about 43 acres. In the 1903 and 1905 surveys, the placer included one shaft, a "placer working" area, and a road. The archeological survey was able to locate the shaft, a granite and cement building that possibly served as an explosives magazine, another building foundation, various pits, and two-track dirt roads.

A portion of the historic Switzerland Trail railroad creates the southern boundary of the eastern portion of the property. The Switzerland Trail, also known as the Denver, Boulder, and Western Railway, was constructed between 1881 and 1909 to serve the mining industry of Boulder County and was also effective in building tourism in the area. The railroad was abandoned around 1918 and its tracks were removed in 1919.

Boulder County owned the property until 2013, when it was sold into the private ownership of Mr. Scott Shaeffer. Boulder County retains a conservation easement on the property to help preserve the historical value of the foundation and well on the property.

2. Location

Address(s): 243 County Road 126, Nederland, CO 80466

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):

64 Contributing Resources ___ Non-contributing Resources

Narrative Describing Classification of Resources:

The property at 243 CR 126 consists of the archaeological remains of the Gold King, Gold King No. 1, Silver Serpent, and Ace of Diamonds Placer claims. The Class III Cultural Resource Survey conducted on the property on November 20, 2018 identified 64 features on 243 CR 126.

4. Function or Use

Historic Functions: Mining

Current Functions: Not in Use

5. Description

Narrative Describing Resource:

Extracted from Class III Cultural Resources Inventory for 243 Country Road 126, Nederland, Colorado. PaleoWest Archaeology, Autumn C. Cool and Rebecca H. Schwendler, January 7, 2019.

The archaeological survey documented 15 features on the Silver Serpent Claim. There are three shaft openings, 9 small pits, a two-track dirt road, a trench, and aluminum survey marker.

On the Gold King No. 1 claim, 10 features were documented. The features consist of 6 small pits, two mine shafts and an associated waste rock pile, a two-track dirt road running southwest-northeast, and an aluminum survey marker.

On the Gold King Claim, 23 features were documented. They consist of two medium pits and one small pit, three dirt roads, two trenches, a collapsed tunnel, a hillock, one mine shaft, a waste rock pile, three different clusters of prospect pits, one building foundation and four platforms marking the previous locations of buildings, a rock-lined well filled with sediment, an aluminum survey marker and various artifacts like colored glass, stoneware, and refined earthenware.

Feature 2 of the Gold King No. 1 claim is also Feature 1 of the Gold King claim.

Twenty-six features were identified on the Ace of Diamonds Placer claim. These include a mine shaft, an adit/tunnel, a granite and cement building (explosives magazine), a building foundation, waste rock pile, two dirt roads, a shallow rock-line hole (possibly a well or privy), and area of ace-cut stumps, a wood feature, 5 small pits, 4 medium pits, 3 large pits, and a survey marker.

Features 1-9 of the Ace of Diamonds placer claim are south of County Road 126 and are on Boulder County Open Space land. This includes the adit/tunnel and the explosives magazine.

Total of identified features at 243 County Road 126 is 64.

6. Statement of Significance

The property is eligible for its connections with local early twentieth-century mining in the Grand Island Mining District in southern Boulder County. It is also significant for the archaeological information it possesses from the remaining architectural elements and the spatial distribution of features. While the Silver Serpent, Gold King, Gold King No.1, and Ace of Diamonds claims were not associated with a significant person or mining company, they collectively contribute new information about a formerly under-studied portion of the Grand Island Mining District.

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;
- X the proposed landmark's archaeological significance;
- _____ the proposed landmark as an example of either architectural or structural innovation; and
- X 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: Industry

Period of Significance: 1903-1917

Significant Dates:

- 1861: The organization of the Grand Island Mining District.
- 1881-1909: The Switzerland Trail Railroad was built in various segments.
- 1903: Gold King No. 1, Gold King, and Ace of Diamonds Placer claims surveyed.
- 1905: The boundaries for the Gold King No. 1, Gold King, and Ace of Diamonds placer were amended and officially patented by G.W.R. Pettibone.
- 1912: Silver Serpent claim is patented by the Pembroke Mining and Milling Company.
- 1919: The Switzerland Trail Railroad is abandoned, and tracks are removed.
- 1917: The four mining claims were likely abandoned around this time.

Significant Persons: none

7. Bibliographical References

Schwendler, Rebecca H. and Autumn C. Cool. *Class III Cultural Resources Inventory for 243 Country Road 126, Nederland, Colorado*. PaleoWest Archaeology, January 7, 2019.

Schwendler, Rebecca H, Autumn C. Cool, and Emily L. Abramowicz. Colorado Cultural Resource Survey for the Silver Serpent Claim, 5BL13972. PaleoWest Archaeology, 2018.

Schwendler, Rebecca H, Autumn C. Cool, and Emily L. Abramowicz. Colorado Cultural Resource Survey for the Gold King No. 1 Claim, 5BL13973. PaleoWest Archaeology, 2018.

Schwendler, Rebecca H, Autumn C. Cool, and Emily L. Abramowicz. Colorado Cultural Resource Survey for the Gold King Claim, 5BL13974. PaleoWest Archaeology, 2018.

Schwendler, Rebecca H, Autumn C. Cool, and Emily L. Abramowicz. Colorado Cultural Resource Survey for the Ace of Diamonds Placer Claim, 5BL13975. PaleoWest Archaeology, 2018.

Warburton, Beverly and JoAnn Dufty. National Register of Historic Places Inventory-Nomination Form for 5BL358.1. Boulder county Parks and Open Space Advisory Committee, Boulder, Colorado.

8. Geographical Data

Legal Description of Property:

The property is located within Sections 10 and 11, Township 1 South, Range 73 West, of the 6th Principal Meridian.

Boundary Description:

The archeological remains located within the privately-owned property at 243 County Road 126.

9. Property Owner(s)

Boundary Justification: The site's boundaries include the Silver Serpent, Gold King, Gold King No.1, and Ace of Diamonds Placer claims, also known as the property at 243 County Road 126. These boundaries encompass the historic surface features located on the property.

Name: Scot Shaeffer

Signature:

Address: Nederland, CO 80466

Date:

Phone: (303) 917-3756

E-Mail: scot875@gmail.com

10. Form Prepared By:

Name: Angela Gaudette

Address: 2045 13th Street, Boulder, CO 80302

Phone: (720) 564-2880

E-Mail: agaudette@bouldercounty.org

See attached.

For Office Use Only

Docket Number:

Assessor ID:

Parcel Number:

Application Date:

11. Photos, Maps, and Site Plan

Historic Photo 1. Amended Mineral Survey 16565 of the Silver Serpent, Ace of Diamonds Placer, Gold King, and Gold King No.1 Lodes, 1905. General Land Office Records.

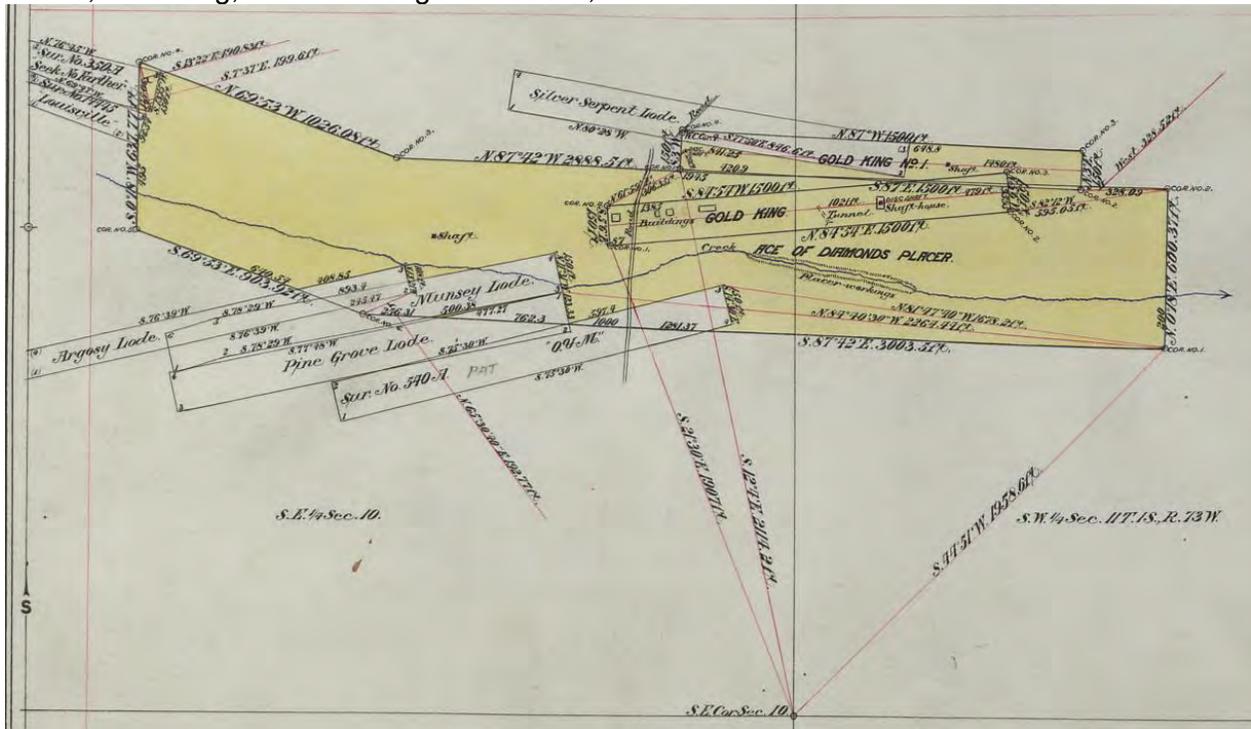


Figure 1. Two-track dirt road running southwest-northeast in the Silver Serpent Claim (5BL13972) , facing northeast.



Figure 2. Mine shaft and associated waste rock pile in the Gold King No. 1 claim (5BL13973) , facing southwest.



Figure 3. Mine shaft at west end of the Gold King No. 1 claim (5BL13973) , facing northeast. Shaft filled with waste rock.



Figure 4. Feature 15 foundation and artifact scatter in the Gold King claim (5BL13974) , facing northwest.



Pages have been intentionally removed because they contain restricted information.

Pages have been intentionally removed because they contain restricted information in accordance with 36 CFR 296.18. Please contact the Land Use Department at 720-564-3930 if you have any questions.



Land Use

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MEMO TO: Agencies
FROM: Laura Weinstein, Planner I
DATE: September 17, 2018
RE: Docket LU-18-0017/SPR-18-0052

Docket LU-18-0017/SPR-18-0052: SHAEFFER Residence, Shed, Ag Structure, and Driveway

Request: Limited Impact Special Use Review to allow for 1,230 cubic yards of grading for driveway and site improvements, and Site Plan Review to construct a 2,604-square-foot residence, 380-square-foot shed, and 480-square-foot agricultural building on a 38-acre parcel under a Conservation Easement at 243 County Road 126.

Location: At 243 County Road 126, on the northwest side of CR 126, approximately 1/4 mile north of its intersection with Caribou Rd., in Section 10, Township 1S, Range 73W.

Zoning: Forestry (F) Zoning District

Applicant/Owner: Scot Shaeffer

Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan and the Land Use Code.

Site Plan Review by the Boulder County Land Use Director is required for new building/grading/access or floodplain development permits in the plain and mountainous areas of unincorporated Boulder County. The Review considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

This process includes a public hearing before the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of this hearing. The Land Use staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department. If you have any questions regarding this application, please contact me at 720-564-2608 or lweinstein@bouldercounty.org.

Please return responses to the above address by **October 2, 2018.**

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____



Boulder County Land Use Department

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 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

\$750.00 transferred from PR fee - 1018

Shaded Areas for Staff Only
Intake Stamp RECEIVED SEP 07 2018 Boulder County Land Use Department

Application Form

Project Number LU-18-0017/SPR-18-0052		Project Name	
<input checked="" type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:		Application Deadline: First Wednesday of the Month <input type="checkbox"/> Variance <input type="checkbox"/> Appeal	
		Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	
		<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change	
Location(s)/Street Address(es) 243 County Rd 126, Nederland, CO 80466			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres 38	Existing Zoning F	Existing Use of Property undeveloped land	Number of Proposed Lots
Proposed Water Supply well	Proposed Sewage Disposal Method Septic		

Applicants:

Applicant/Property Owner Scot Shaeffer		Email Address scot875@gmail.com	
Mailing Address PO BOX 1003			
City Nederland	State CO	Zip Code 80466	Phone 203 917 3756
Applicant/Property Owner/Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Fax
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Fax

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Printed Name Scot Shaeffer	Date 9/3/18
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		Residence			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		0	Deconstruction:		0
		sq. ft.			sq. ft.
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	0	0	0	27	
	sq. ft.	sq. ft.	sq. ft.		
First Floor:	1257	0	1257	Exterior Wall Material	Stucco/Cement Board
	sq. ft.	sq. ft.	sq. ft.		
Second Floor:	835	0	835	Exterior Wall Color	Brown
	sq. ft.	sq. ft.	sq. ft.		
Garage:				Roofing Material	Metal
<input checked="" type="checkbox"/> Detached	512	0	512		
<input checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.		
*Covered Porch:	40	0	40	Roofing Color	Brown or Green
	sq. ft.	sq. ft.	sq. ft.		
Total:	2604	0	2604	Total Bedrooms	2
	sq. ft.	sq. ft.	sq. ft.		

Project Identification:

Project Name:	Shaeffer Residence
Property Address/Location:	243 County Rd 126 Nederland
Current Owner:	Scot Shaeffer
Size of Property in Acres:	38

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. Covered porch area that is attached to the principal structure is not included (see Article 18-131A). The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		Accessory Storage Building			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		0	Deconstruction:		0
		sq. ft.			sq. ft.
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	0	0	0	16	
	sq. ft.	sq. ft.	sq. ft.		
First Floor:	360	0	360	Exterior Wall Material	Stucco/Cement Board
	sq. ft.	sq. ft.	sq. ft.		
Second Floor:	0	0	0	Exterior Wall Color	Brown
	sq. ft.	sq. ft.	sq. ft.		
Garage:				Roofing Material	Metal
<input type="checkbox"/> Detached	0	0	0		
<input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.		
*Covered Porch:	0	0	0	Roofing Color	Brown or Green
	sq. ft.	sq. ft.	sq. ft.		
Total:	360	0	360	Total Bedrooms	0
	sq. ft.	sq. ft.	sq. ft.		

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #3 Information

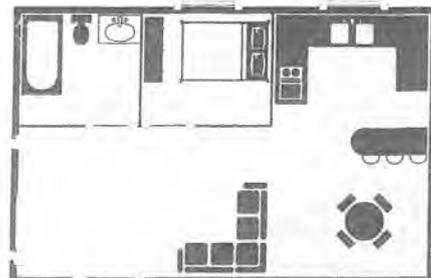
Type of Structure: (e.g. residence, studio, barn, etc.)		Agricultural Bldg	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		0 sq. ft.	Deconstruction: 0 sq. ft.
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)			<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
Basement:	0 sq. ft.	0 sq. ft.	0 sq. ft.
First Floor:	480 sq. ft.	0 sq. ft.	480 sq. ft.
Second Floor:	0 sq. ft.	0 sq. ft.	0 sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	0 sq. ft.	0 sq. ft.	0 sq. ft.
*Covered Porch:	0 sq. ft.	0 sq. ft.	0 sq. ft.
Total:	480 sq. ft.	0 sq. ft.	480 sq. ft.
			Height (above existing grade) 16
			Exterior Wall Material Stucco / cement board
			Exterior Wall Color Brown
			Roofing Material Metal
			Roofing Color Brown or Green
			Total Bedrooms 0

Project Identification:

Project Name:	Shaeffer Residence
Property Address/Location:	243 County Rd 126 Nederland
Current Owner:	Scot Shaeffer
Size of Property in Acres:	38

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. Covered porch area that is attached to the principal structure is not included (see Article 18-131A). The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Deconstruction: sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)			<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade)
			Exterior Wall Material
			Exterior Wall Color
			Roofing Material
			Roofing Color
			Total Bedrooms

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	615	615	1230
Berm(s)			
Other Grading			
Subtotal			1230 <small>Box 1</small>
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	290	0	290
Material cut from foundation excavation to be removed from the property			140

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:	TBD

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

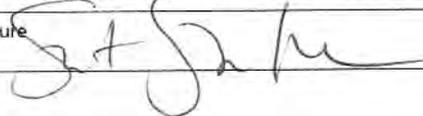
<p>The property is under a conservation easement, the driveway engineering plan and grading plan are designed to provide the least amount of environmental impact as possible while still providing adequate emergency access.</p>
--

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature		Print Name	SCOT SHAEFFER	Date	revised grading sheet 8/21/2018
-----------	---	------------	---------------	------	---------------------------------

Property: 243 County Rd 126, Nederland

Narrative/Development Report

This is a single family residence being constructed in accordance with a Boulder County Open Space Environmental Conservation Easement. The approved building envelope is defined in the C.E. and is located approximately 400 ft. from County Road 126. In order to comply with the Multimodal Transportation Standards, the driveway to access the house site will require more than 500 cubic yards of soil redistribution work.

The driveway follows the contours of the land which is naturally terraced and not subject to high levels of erosion. The driveway engineering and grading plans are designed to make the least amount of environmental impact as possible, while providing the required parameters for emergency vehicle access to the dwelling.

Property: 243 County Rd 126, Nederland

Grading Calculations

The driveway and parking areas have been professionally engineered and the amount of cut and fill required is specified on the drawings as 615 cy of cut and an equal amount 615 cy of fill required.

The house foundation earth work and grading amounts are estimated to be 290 cy of cut to build the house foundation and garage into the existing moderately sloping hillside. There is an estimated 1800 sf house+garage footprint at average of 4.35 ft depth to be excavated for a total of 290 cy.

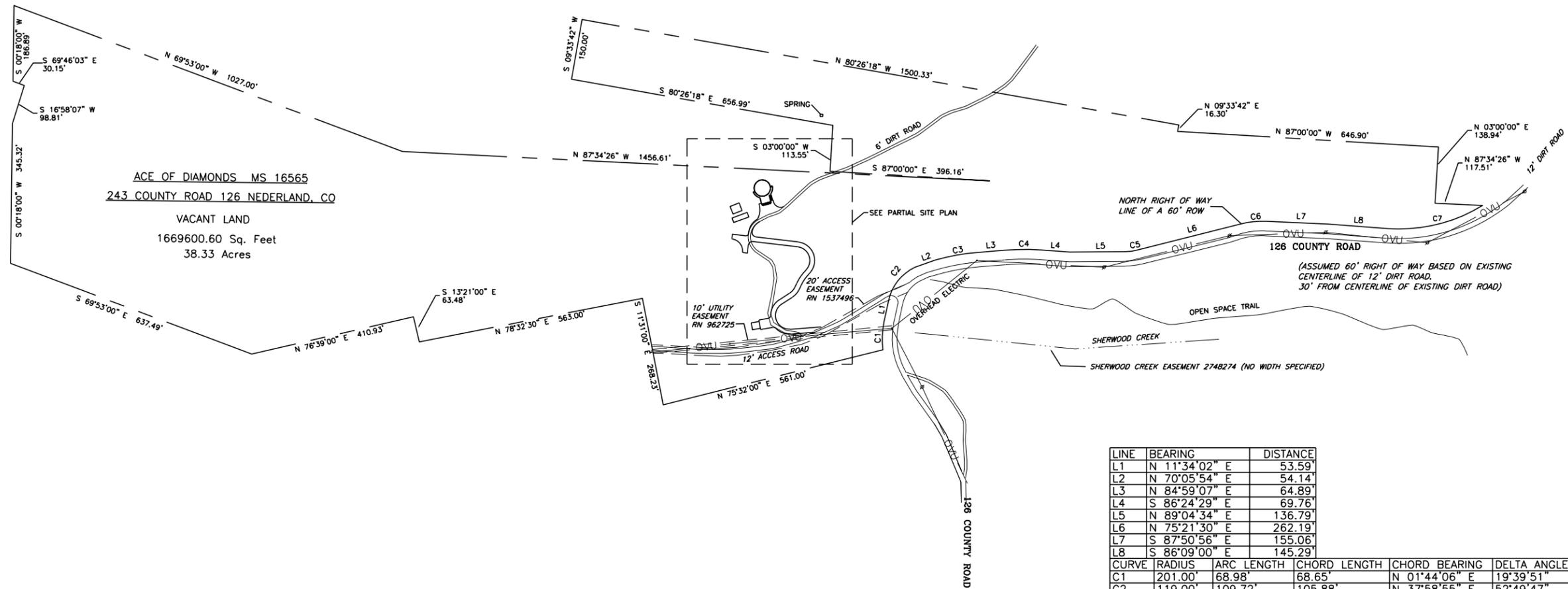
Cistern

The fire mitigation plan approved by the Nederland Fire Department is to pay into the community cistern fund and not build a cistern onsite. There is a very large community cistern located very close by at the intersection of Caribou Rd and County Rd 126 which is marked on the enclosed Location Map.

Property: 243 County Rd 126, Nederland

Landscape / Erosion Control

The driveway access road has been professionally engineered to provide minimal environmental impact and provide ideal drainage and erosion control. The driveway follows the contours of the land, which is naturally terraced and not subject to high levels of erosion. It has been designed to avoid all existing tree masses. The rich native top soil will be saved from the cut areas and reused in the fill areas. All disturbed areas will be replanted with Boulder county approved Mountain Seed Mix designated for areas 7,000 feet and above.



LINE	BEARING	DISTANCE
L1	N 11°34'02" E	53.59'
L2	N 70°05'54" E	54.14'
L3	N 84°59'07" E	64.89'
L4	S 86°24'29" E	69.76'
L5	N 89°04'34" E	136.79'
L6	N 75°21'30" E	262.19'
L7	S 87°50'56" E	155.06'
L8	S 86°09'00" E	145.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	201.00'	68.98'	68.65'	N 01°44'06" E	19°39'51"
C2	119.00'	109.72'	105.88'	N 37°58'55" E	52°49'47"
C3	551.00'	106.31'	106.15'	N 79°27'28" E	11°03'17"
C4	625.00'	93.88'	93.80'	N 89°17'19" E	8°36'24"
C5	136.00'	32.56'	32.48'	N 82°13'02" E	13°43'04"
C6	216.00'	63.31'	63.08'	N 83°45'16" E	16°47'34"
C7	396.00'	246.25'	242.30'	N 76°02'09" E	35°37'43"

PROPERTY LINE

N 87d34'26" W 1456.61'

House

Garage

Well

Driveway

6 PV Solar Panels

24'x20' Agricultural Building

3 PV Solar Panels

Septic Field

EXISTING 6' DIRT TRACK

Building Envelope

Emergency Turn Around

18'x20' Accessory Storage Building

50'x36' Building Envelope

EXISTING 6' DIRT TRACK

OVERHEAD POWER LINE

UTILITY EASEMENT RN 962725

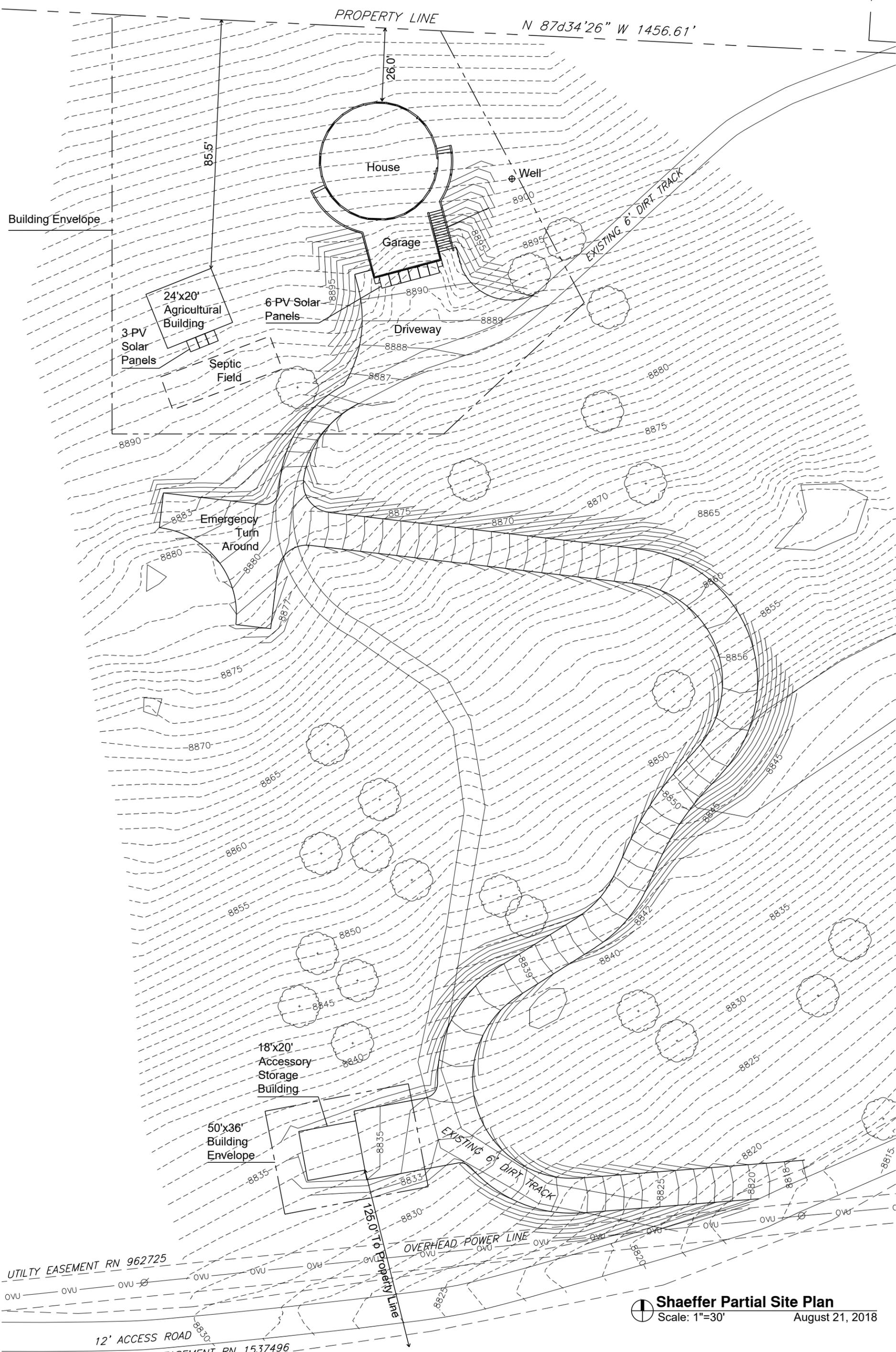
12' ACCESS ROAD
20' ACCESS EASEMENT RN 1537496
FOR NEIGHBORING PROPERTY

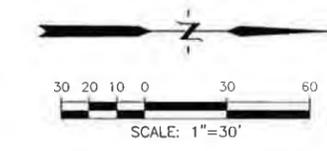
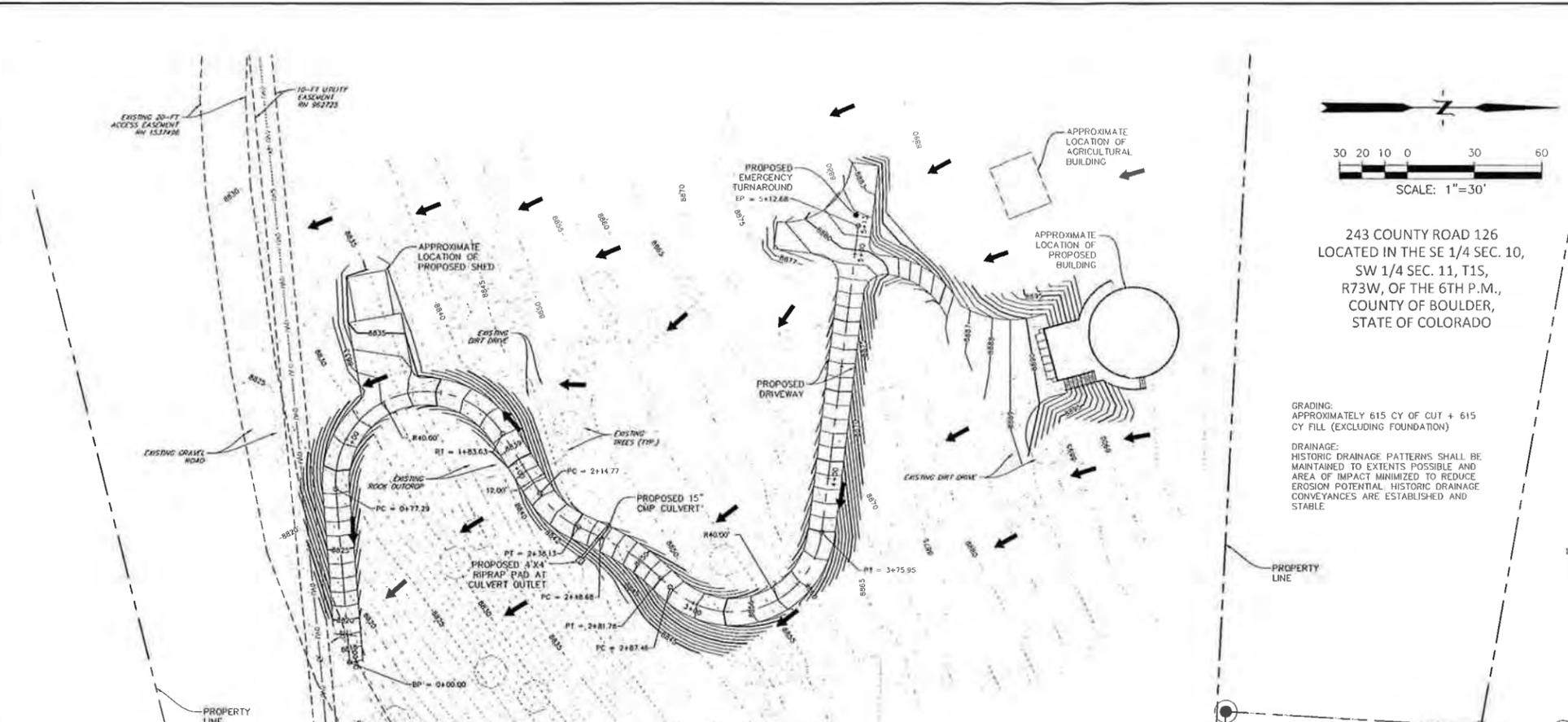


Shaeffer Partial Site Plan

Scale: 1"=30'

August 21, 2018

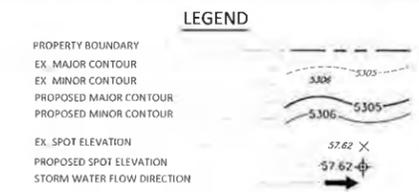




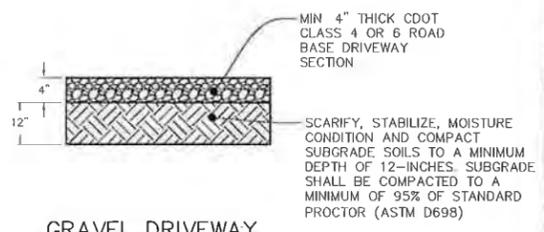
243 COUNTY ROAD 126
 LOCATED IN THE SE 1/4 SEC. 10,
 SW 1/4 SEC. 11, T1S,
 R73W, OF THE 6TH P.M.,
 COUNTY OF BOULDER,
 STATE OF COLORADO

GRADING:
 APPROXIMATELY 615 CY OF CUT + 615
 CY FILL (EXCLUDING FOUNDATION)

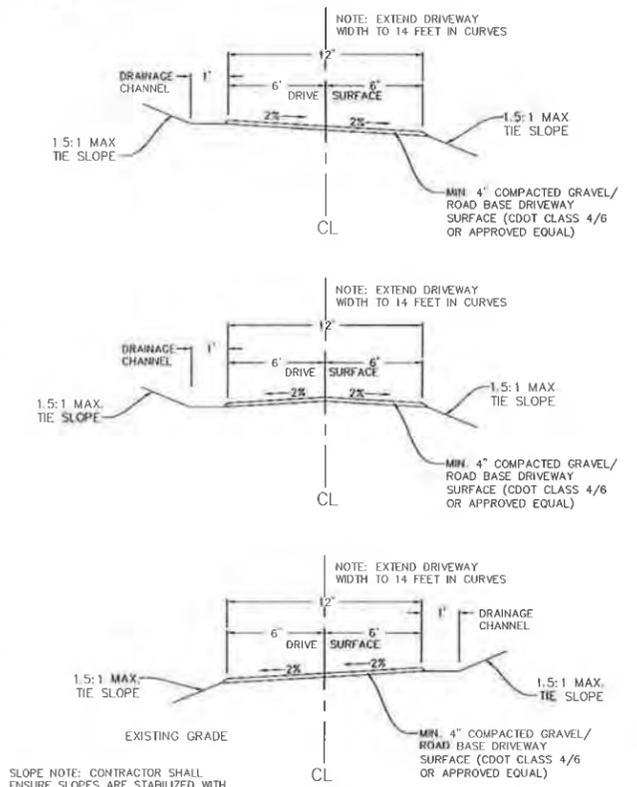
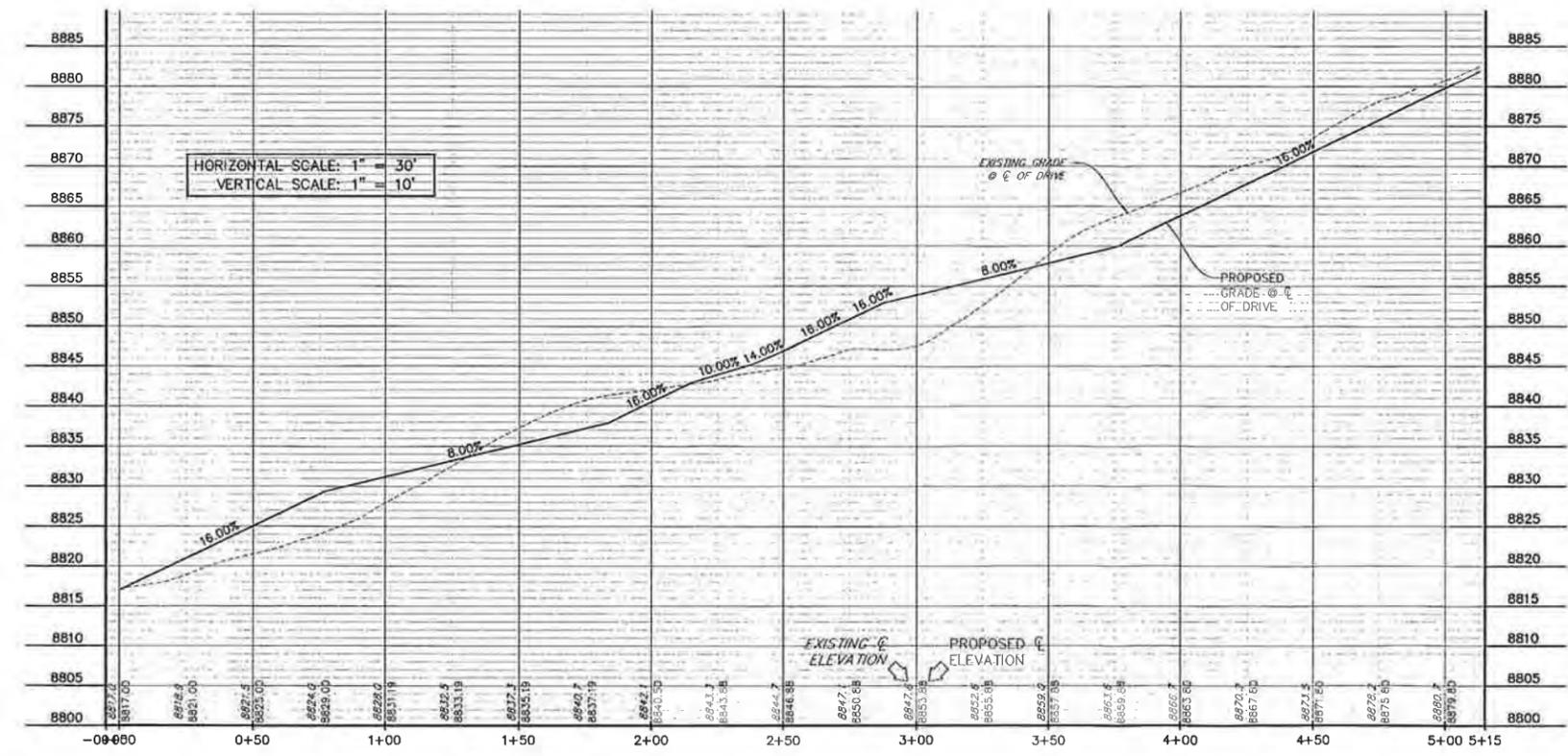
DRAINAGE:
 HISTORIC DRAINAGE PATTERNS SHALL BE
 MAINTAINED TO EXTENTS POSSIBLE AND
 AREA OF IMPACT MINIMIZED TO REDUCE
 EROSION POTENTIAL. HISTORIC DRAINAGE
 CONVEYANCES ARE ESTABLISHED AND
 STABLE.



Know what's below.
 Call before you dig.



GRAVEL DRIVEWAY
 TYPICAL SECTION
 NO SCALE



SLOPE NOTE: CONTRACTOR SHALL
 ENSURE SLOPES ARE STABILIZED WITH
 PROPERTY COMPACTION AND EROSION
 CONTROL. SLOPES STEEPER THAN 1.5:1
 SHALL REQUIRE RETAINING WALLS

PREPARED BY:

 The Sanitas Group
 801 MAIN STREET, SUITE 225
 LOUISVILLE, CO 80027
 720.346.1656
 PROJECT CONTACT
 MATHEW A. ADAMS, P.E.



PREPARED FOR:
 SPR DOCUMENTS FOR:
 243 COUNTY ROAD 126
 THE SHAEFFER RESIDENCE
 COUNTY OF BOULDER, STATE OF COLORADO

ISSUE	DATE
CLIENT REVIEW	08/17/18
COUNTY SUBMITTAL	08/27/18

DESIGNED BY: MAA
 DRAWN BY: MAA
 CHECKED BY: ISG

DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=10'

DRIVEWAY
 PLAN & PROFILE

PROJECT NO. 81247

C1.0

SHEET: 1 OF 1

Alex Platt
 Architecture
 675 Emporia Rd.
 Boulder CO 80305
 (303) 775-1120

Shaeffer Yurt
 243 County Road 126
 Nederland, CO

Owner:
 Scot Shaeffer
 P.O. Box 1003
 Nederland, CO 80466
 (303) 917-3756

Contractor:
 Sheldon Builders
 3447 Eldorado Springs Dr.
 Boulder, Co 80303
 (720)304-3105

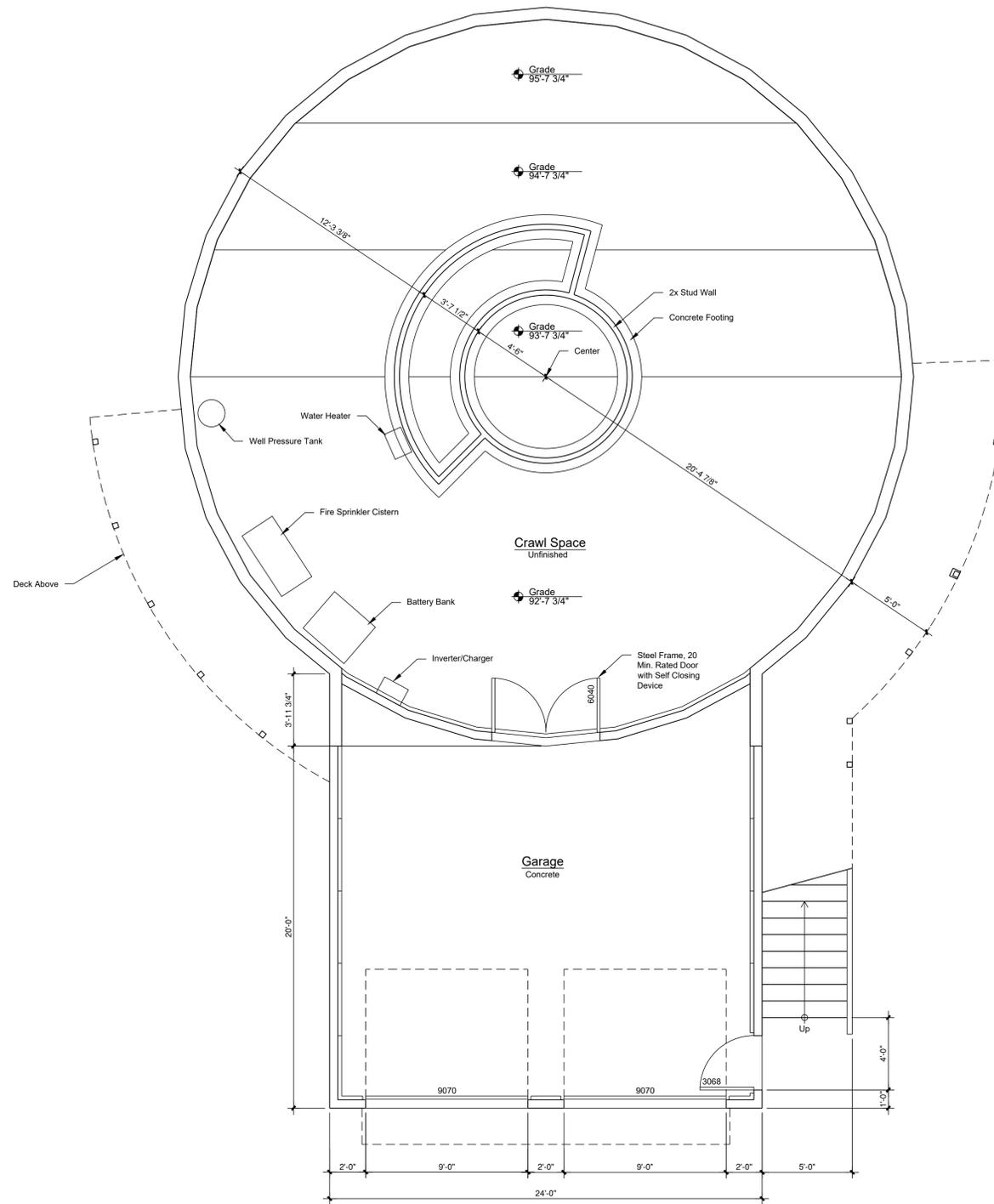
Structural Engineer:
 Eclipse Engineering
 421 W. Riverside Ave. Suite 421
 Spokane, WA 99201
 (509) 921-7731

Yurt Kit Supplier:
 Smiling Woods Yurts
 P.O. Box 151
 Carlton, WA 98814
 (509) 997-2181

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SHEET NUMBER:



Ground Floor Plan 1
 Scale: 1/4" = 1'-0" A2.1

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Shaeffer Yurt

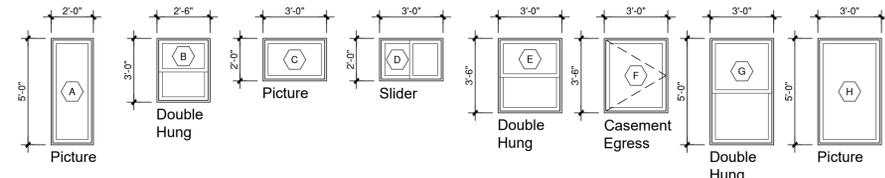
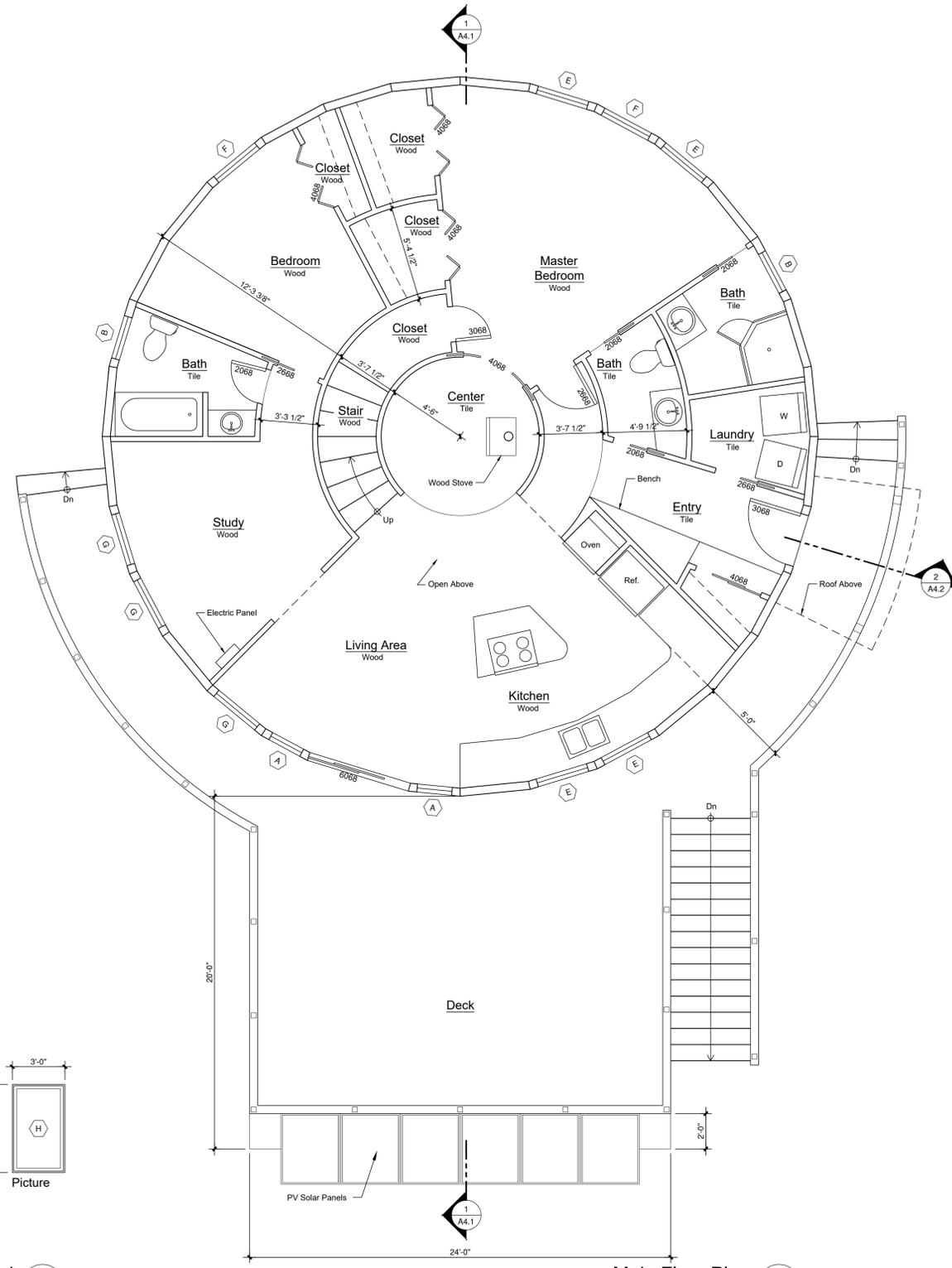
243 County Road 126
Nederland, CO

Owner:
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(303) 917-3756

Contractor:
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Smiling Woods Yurts
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Carlton, WA 98814
(509) 997-2181



U-Factor 0.30 or Better

Window Legend 2
Scale: 1/4" = 1'-0" A2.2

Main Floor Plan 1
Scale: 1/4" = 1'-0" A2.2

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Shaeffer Yurt

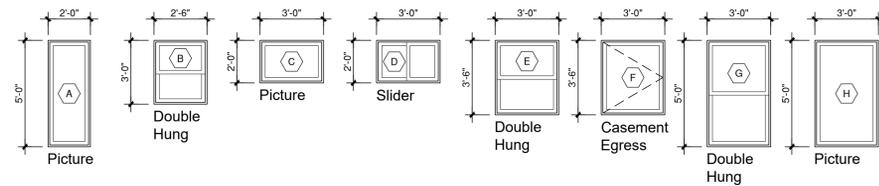
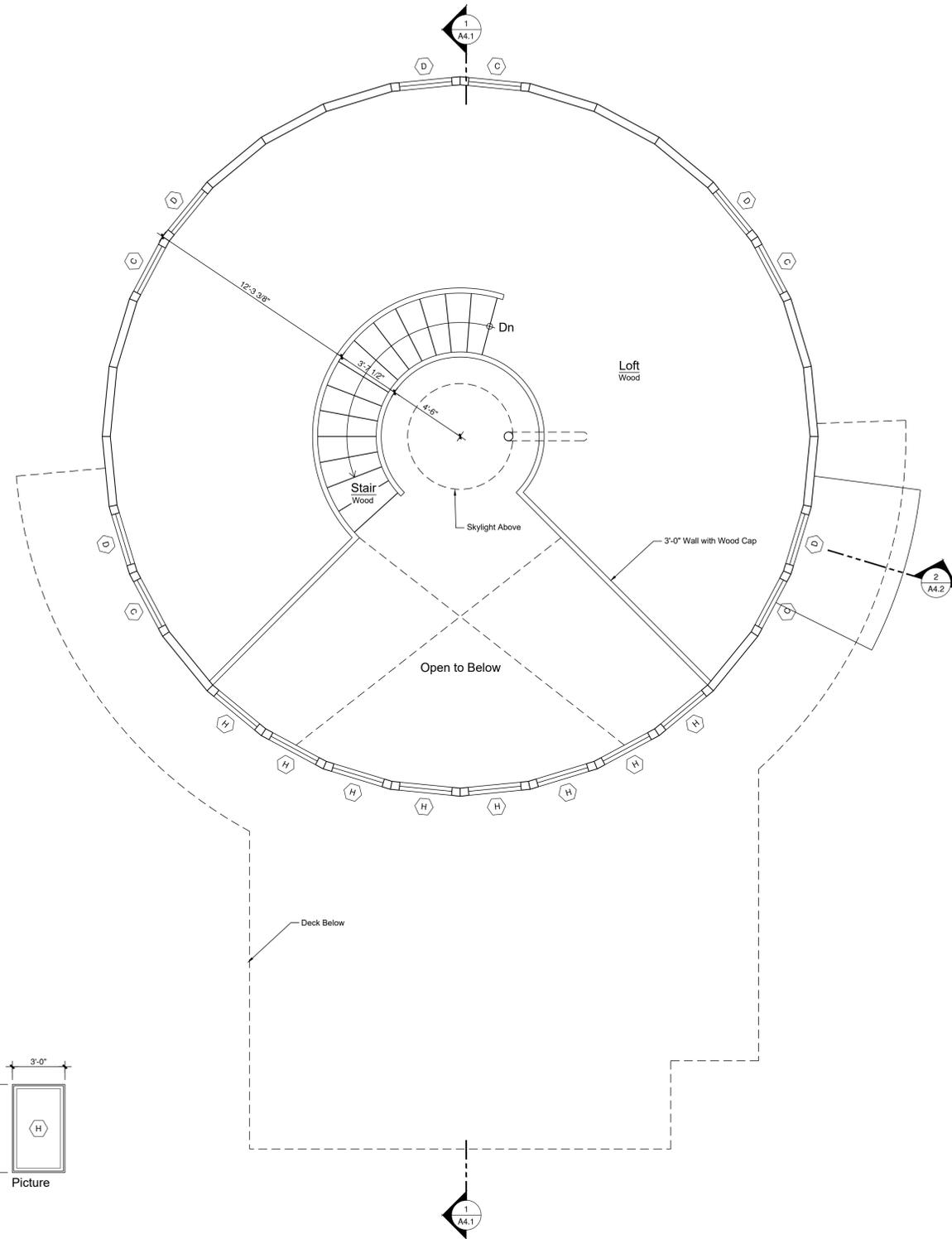
243 County Road 126
Nederland, CO

Owner:
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Nederland, CO 80466
(303) 917-3756

Contractor:
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3447 Eldorado Springs Dr.
Boulder, Co 80303
(720)304-3105

Structural Engineer:
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Spokane, WA 99201
(509) 921-7731

Yurt Kit Supplier:
Smiling Woods Yurts
P.O. Box 151
Carlton, WA 98814
(509) 997-2181



U-Factor 0.30 or Better

Window Legend 2
Scale: $\frac{1}{4}'' = 1'-0''$ A2.3

Loft Plan 1
Scale: $\frac{1}{4}'' = 1'-0''$ A2.3

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SHEET NUMBER:

A2.3

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Nederland, CO

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Contractor:
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Boulder, Co 80303
(720)304-3105

Structural Engineer:
Eclipse Engineering
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Spokane, WA 99201
(509) 921-7731

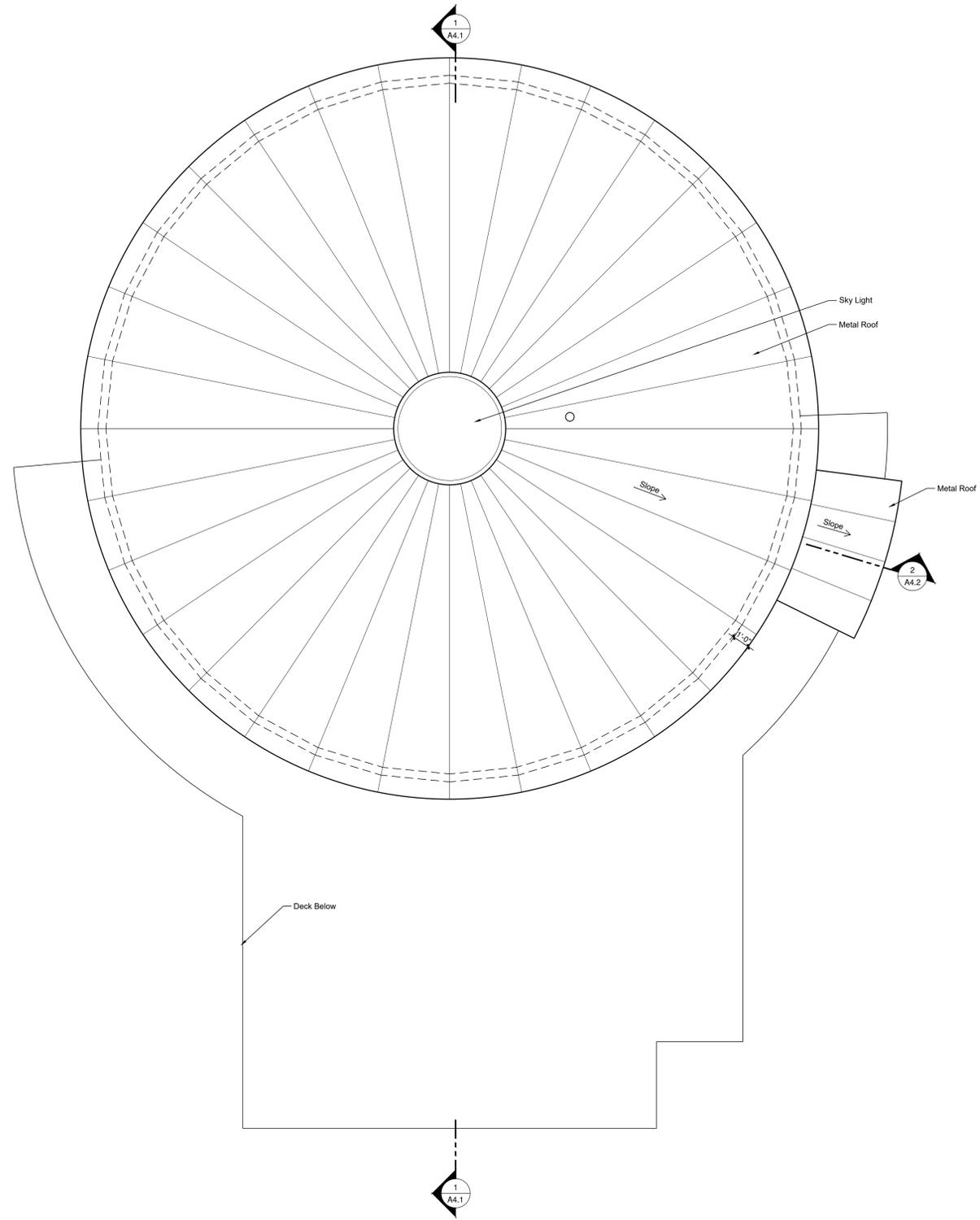
Yurt Kit Supplier:
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June 26, 2018 Construction Documents

SHEET NUMBER:

A2.4



Roof Plan 1
Scale: $\frac{1}{4}'' = 1'-0''$ A2.4

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Architecture
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Boulder CO 80305
(303) 775-1120

Shaeffer Yurt

243 County Road 126
Nederland, CO

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Nederland, CO 80466
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Sheldon Builders
3447 Eldorado Springs Dr.
Boulder, CO 80303
(720)304-3105

Structural Engineer:
Eclipse Engineering
421 W. Riverside Ave. Suite 421
Spokane, WA 99201
(509) 921-7731

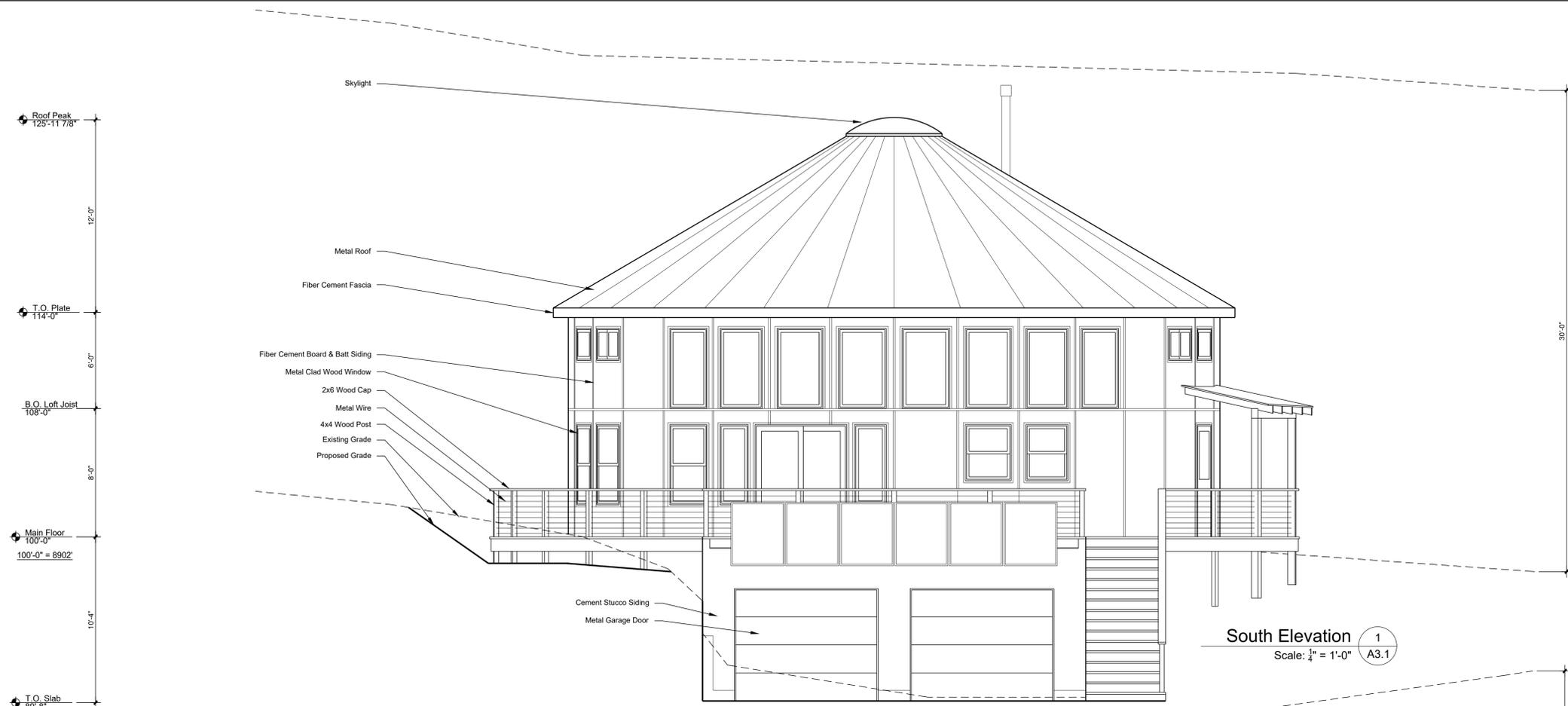
Yurt Kit Supplier:
Smiling Woods Yurts
P.O. Box 151
Carlton, WA 98814
(509) 997-2181

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June 26, 2018 Construction Documents

SHEET NUMBER:

A3.1



Alex Platt
Architecture
675 Emporia Rd.
Boulder CO 80305
(303) 775-1120

Shaeffer Yurt

243 County Road 126
Nederland, CO

Owner:
Scott Shaeffer
P.O. Box 1003
Nederland, CO 80466
(303) 917-3756

Contractor:
Sheldon Builders
3447 Eldorado Springs Dr.
Boulder, Co 80303
(720)304-3105

Structural Engineer:
Eclipse Engineering
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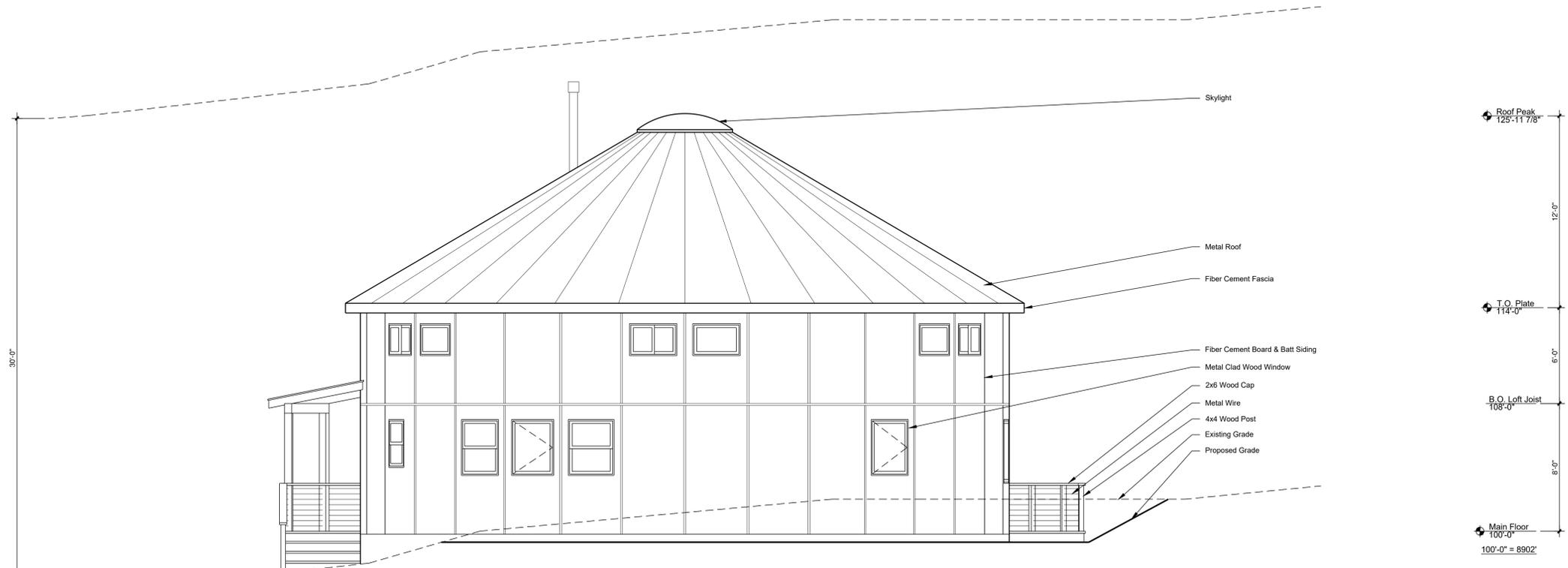
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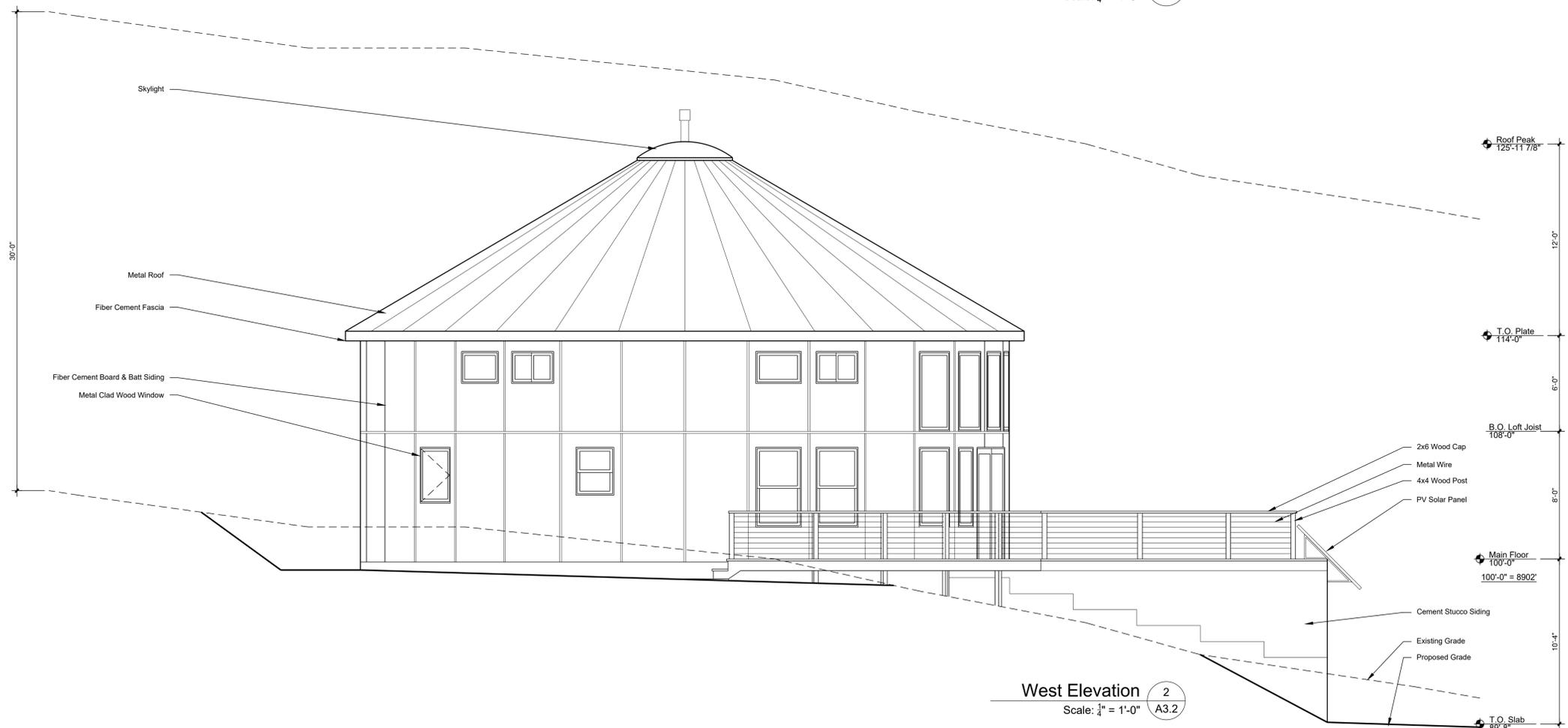
June 26, 2018 Construction Documents

SHEET NUMBER:

A3.2



North Elevation 1
Scale: 1/4" = 1'-0" A3.2



West Elevation 2
Scale: 1/4" = 1'-0" A3.2

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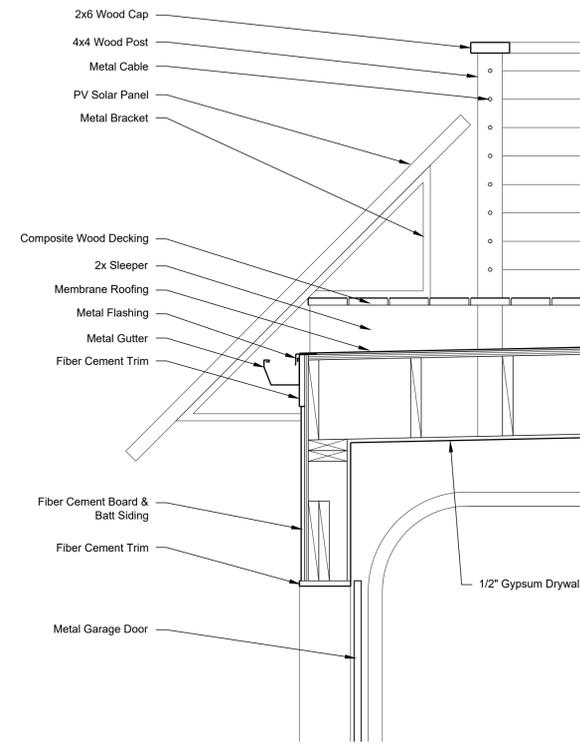
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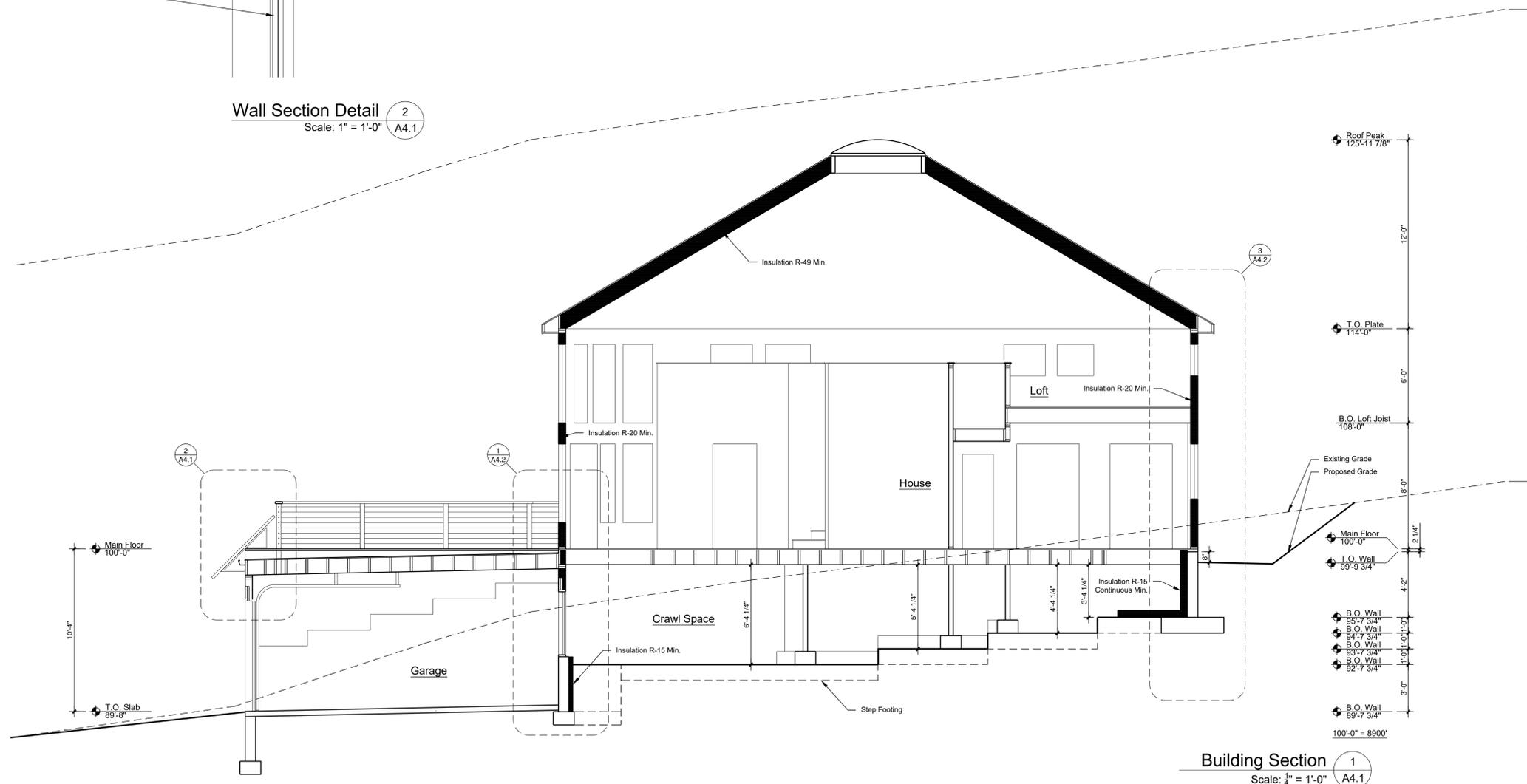
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June 26, 2018 Construction Documents

SHEET NUMBER:



Wall Section Detail 2
Scale: 1" = 1'-0" A4.1



Building Section 1
Scale: 1/4" = 1'-0" A4.1

Accessory Storage Building and
Agricultural Building will use
Gambrel roof style shed / barn kit construction.
on simple packed gravel or slab foundation.





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, May 2, 2019 – 6:00 p.m.

Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-19-0003: Bishop Gallery

Request: Boulder County Historic Landmark Designation of the structures
Location: 9889 Peak to Peak Hwy, Allenspark, in Section 2, Township 3N,
Range 73W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Bishop Family Trust

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

In 2013 an application for landmark designation of this property was submitted by the owners. The application was reviewed by HPAB and was unanimously approved (8-0) for landmark status for being one of only a handful of commercial properties remaining on the north Peak to Peak corridor and for its association with the townsite of Hewes–Kirkwood. The landmark application was placed on hold by the applicants before going to the BOCC and was never finalized. The owners have now decided to continue with the landmarking process and, because a substantial amount of time has passed, staff would like HPAB to review the application again. The landmark application includes a request to landmark the structures.

The property is within an area platted in 1921 as the Town of Hewes-Kirkwood. Brothers Steve and Charles Hewes and their mother, Mary Kirkwood, homesteaded in the area in 1907 and after working with Enos Mills, the “father of Rocky Mountain National Park,” they decided to start the Hewes-Kirkwood Lodge. The lodge is across the county line in Larimer County and has since been converted into a popular music camp. The town of Hewes-Kirkwood never materialized but there are a cluster of historic cabins in the area.

The Bishop Gallery structures include a historic house and garage that date to c. 1900 and c. 1930 respectively. Sometime between 1949 and 1966 a sizable addition was added to the garage that

nearly connects to the house. The property had a variety of commercial uses over the years, most recently as an antique shop and art gallery.

SIGNIFICANCE

The property qualifies for landmark designation under Criterion 1.

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

The property is historically significant for its association with the townsite of Hewes-Kirkwood.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-19-0003: Bishop Gallery** under Criterion 1 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked 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

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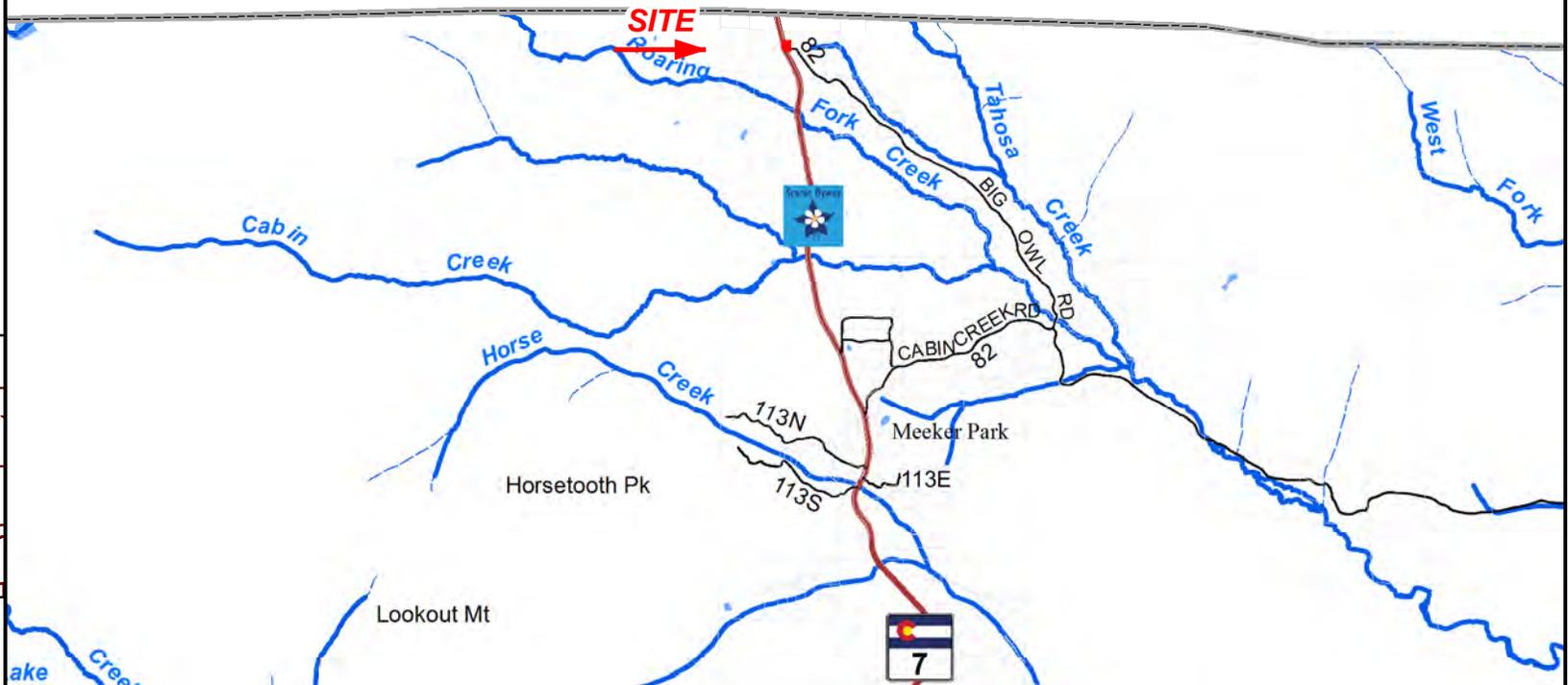
9889 PEAK TO PEAK HWY

Legend

-  Subject Parcel
-  County Boundary

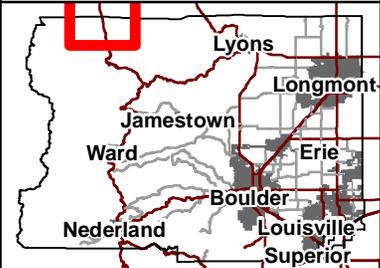
12

10



0 4,000
Feet
NORTH 1 inch = 4,000 feet

Area of Detail Date: 4/18/2019



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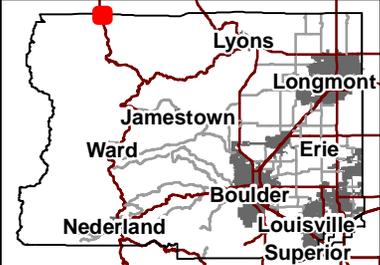
Aerial

9889 PEAK TO PEAK HWY

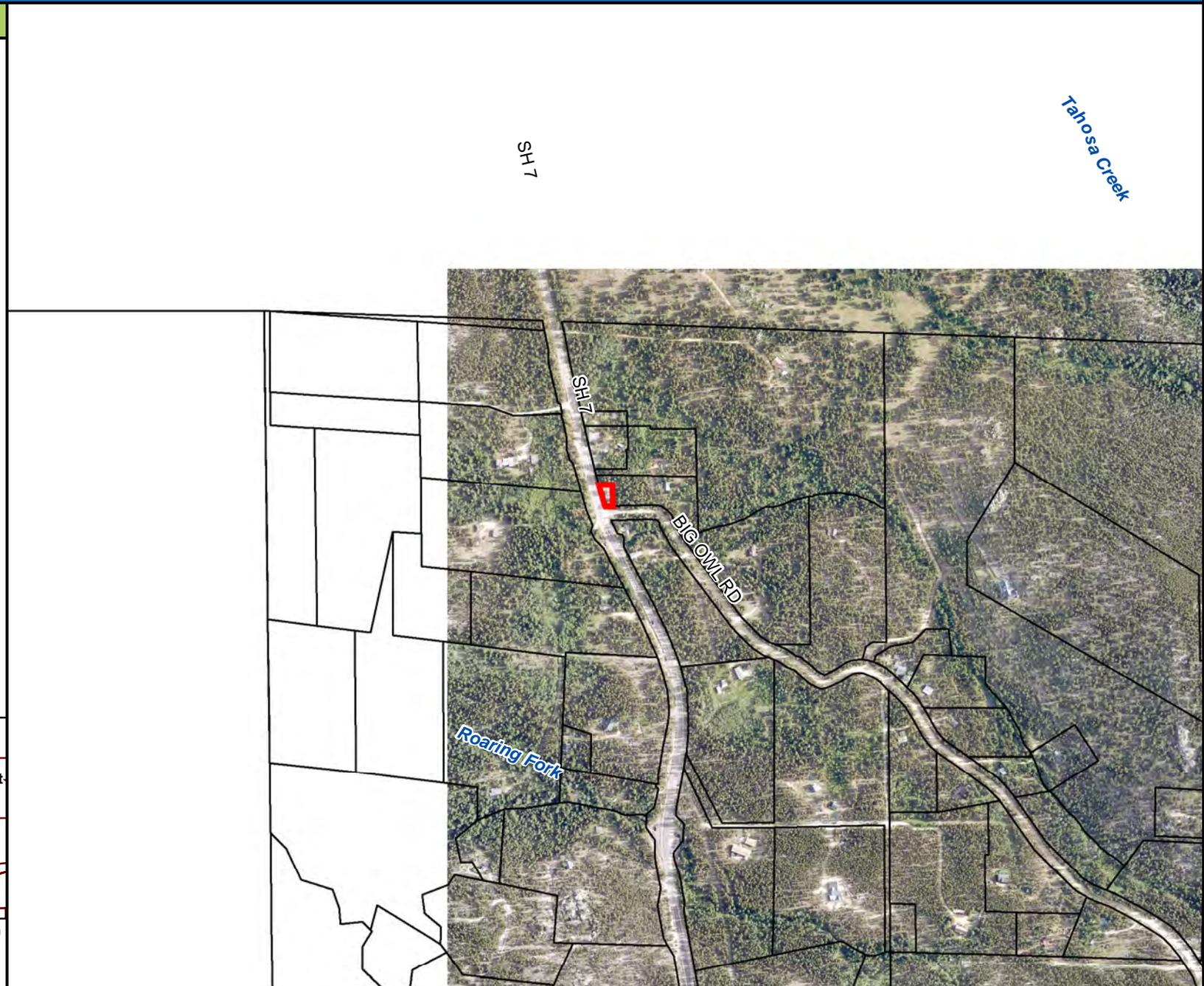
Legend

 Subject Parcel

 0 600 Feet
NORTH 1 inch = 600 feet
Area of Detail Date: 4/18/2019



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Boulder County Land Use Department

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Aerial

9889 PEAK TO PEAK HWY

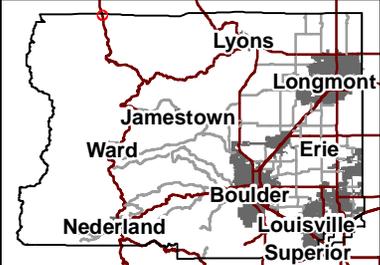
Legend

 Subject Parcel



0 30
Feet
NORTH 1 inch = 30 feet

Area of Detail Date: 4/18/2019



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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: Bishop Gallery for Art and Antiques

Other Names: Don-John

Historical Narrative: See attached

2. Location

Address(s): 9889 Highway 7 (Peak to Peak)

3. Classification

Property Ownership: ___Public X Private ___Other

Category of Property: X Structure ___ Site ___District

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

 2 Contributing Resources ___ Non-contributing Resources

Narrative Describing Classification of Resources:

The two structures (antique shop and art gallery)

4. Function or Use

Historic Functions: DOMESTIC-Single dwelling
 COMMERCE AND TRADE- Retail Store

Current Functions: COMMERCE AND TRADE- Retail Store

5. Description

Narrative Describing Resource: See attached narrative

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: COMMERCE

Period of Significance: 1921 to present

Significant Dates: c1900 Cabin built
1921 Town of Hewes-Kirkwood platted
c1930 Garage built
1932 Hewes-Kirkwood Inn Co sells property to Jonathan Lewis and Donald Robinson (Don-John Store owners and possibly first commercial use of property.)
1965 Property sold to current owners

Significant Persons:

7. Bibliographical References

- Owner
- Boulder County Records

8. Geographical Data

Legal Description of Property: Lot 17, Block 5 Plat of Town of Hewes-Kirkwood

At 9889 Peak to Peak Highway, Allenspark, in Section 2, T3N, R73W.

Boundary Description: None- Structures only

Boundary Justification:

9. Property Owner(s)

Name: William Bishop
Claudia Gail Bishop

Signature:

Address: 9889 Hwy 7
Allenspark, CO 80510

Date: 5/11/13

Phone: 970-586-2586

E-Mail:

10. Form Prepared By:

Name: Same

Address:

Phone:

E-Mail:

11. Photos, Maps, and Site Plan

See attached.

For Office Use Only

Docket Number: HP-19-0003

Assessor ID: R0058093

Parcel Number: 119702000024

Application Date: 5/11

My wife and I bought our property at 9889 Hwy 7, fifty years ago from Ron Havens. The original listing said house and garage, but "the garage" was actually, the business building on the property.

The property today is nearly the same as when we bought it. When we bought it, there was a stair case at the west end of the porch that led up to a large deck between the roof's. There is even, a grill built into the chimney of the back to back fireplaces.

One spring when we came back we found there had been leaking in one bedroom and I also found that the deck was weighing down the roofs.

So, to save the structure I had the deck removed and later had the staircase removed for safety.

For fifty years we have run our antique shop out of the original store building and converted a large bedroom with sky lights into a gallery space for our contemporary art.

We lived in the house until 1988 when I bought the Valentine property to live in and expanded the business into the house part.

Katherine Perkins who started a tea room in the late 1910's just north of our property, was a long time friend of my great- grandmother and great aunt. Her property is now run as "Eagle plume trading post."

Mrs. Perkins became a friend of mine years later and it was her tales of the area that got me interested in it.

She said Mr. Hewes had told her that her property was to be one of the two "busy corners" in the town of Hewes-Kirkwood.

When I told her what property I had bought, she said, "oh, Bill that's the other busy corner."

She also, told me that it had been the original grocery store for the area called the "Don-John". She said the room I think of as the kitchen is where they prepared meat and produce and said it originally had large ice boxes to keep things cold.

Mrs. Perkins said she bought all her grocery needs from the two men, Don and John.

Needless to say, the town of Hewes-Kirkwood never came to pass.

The grocery store finally had to close and over the years a number of other businesses were in the location.

The one she remembers the most was a mother- son duo who raised turkeys and sold turkey sandwiches. Unfortunately, the local coyotes discovered their flock and eventually, put them out of business.

When we bought the property, there were refrigerators in the kitchen and blood on the floor.

Ron said that during hunting season, he would kill elk and deer and sold the meat out of the building. My wife commented that it looked like there had been an ax murder in that room. Ron assured her that it would be absolutely clean when we took it over.

I just remembered two other changes we had made. There was originally a hall bath in that building and another just inside the back door of the house. I felt the full bath in the house was all we needed and had both half baths taken out so we could use the areas as storage space. Both half baths could be put in very easily.

From the first, the water supply has been from the system put in by Mr. Hewes to service his town and the surrounding area. It is currently called the Alpine Brook System.

The sewage has been quite handled well by a septic tank.

A few years ago our property and the Eagle plume property were included in a town of historic sites in the area.

Sincerely yours,

Bill Bishop

COLORADO HISTORY

Hewes-Kirkwood family built an inn in the shadow of Longs Peak

By Kenneth Jessen

POSTED: 03/30/2019 01:52:19 PM MDT



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The Hewes-Kirkwood Inn, shown in this 1925 photograph, was located east of Longs Peak. Due to its location, it was a favorite place for mountain climbers to stay. (*Rocky Mountain National Park Loveland Reporter-Herald*)

In 1907, Charles Edwin Hewes arrived in Elkanah Valley (later renamed Tahosa Valley) located between Longs Peak and Twin Sisters. At the time, it was a remote valley visited primarily by mountaineers climbing Longs Peak or the surrounding peaks.

Charles, his brother Steve and mother Mary Kirkwood each filed adjoining 160 acres plots on the road leading to the Longs Peak trailhead. Under the federal timber act, they added three additional 160-acre plots for a total of 960 acres.

The location was perfect to attract tourists and mountain climbers.

The first order of business was to construct a cabin for Mary Kirkwood.

The site for the cabin was in a clearing with plenty of timber nearby and a stream flowing through the property.



[\(/portlet/article/html/imageDisplay.jsp?contentItemRelationshipId=8569737\)](#)

the Hewes-Kirkwood Inn south of Estes Park. (From Harold Dunning's "Over Hill and Vale" *Loveland Reporter-Herald*)

The barren nature of the place was the result high winds sweeping down from Longs Peak combined with the 1900 Longs Peak fire.

The abundant standing dead trees were used for the construction of a very elaborate cabin with attic dormers. Mary Kirkwood moved in the day before Thanksgiving, 1907.

Next was the construction of a cabin for brother Steve Hewes located about 400 feet to the south. Standing dead timber was again used for its construction.

A cabin for Charles Hewes followed located over a mile to the south in Boulder County.

The Hewes brothers worked for Enos Mills at the Longs Peak Inn. Part of their responsibilities was to bring guests to the inn from Estes Park.

In 1914, the Hewes brothers decided to start their own tourist business by enlarging their mother's cabin. Unfortunately, Mary Kirkwood suffered a nervous breakdown and moved to Cleveland.

The inn opened for business, and a kitchen and dining room were added to the original cabin. Other additions included living quarters for a cook and a maid. A new porch included a 110-pound copper bell to call guests to their meals.

The construction of seven cabins in the surrounding forest added capacity.

The new Hewes-Kirkwood Inn opened the spring of 1915, and Mary Kirkwood returned to help manage the business.

Charles Edwin Hewes hosted guests at the Hewes-Kirkwood Inn for four decades.

Although Hewes had a limited education, he enjoyed a literary career as a poet and novelist. He was best known for "Songs of the Rockies," beautifully illustrated by sketch artist Dean Babcock.

Poor financial management led to mounting debts. Even after several leading businessmen took over the first mortgage, the Hewes-Kirkwood Inn struggled. To avoid personal liability, it was incorporated in 1917 as the Hewes-Kirkwood Inn Co.

Even with recovery after World War I combined with great improvements to the road from Lyons, the inn continued to struggle. The Hewes-Kirkwood Inn remained primitive while competing inns in the Estes Park area continued to improve their amenities.

In order to provide working capital for the inn, Charles Edwin Hewes and his brother platted the town of Hewes-Kirkwood in 1921. It was located in Boulder County along Colo. 7 and was laid out in 425 lots.

Only a few lots were ever sold. However, several businesses opened including a grocery store. Also at this location, the What Not Inn was constructed, now Eagle Plumes.

In 1945, the inn was sold, and in 1951, it became the Rocky Ridge Music Center for summer classes and concerts.

The inn and its numerous cabins were restored in 2002 using money from the State Historical Fund.

The Rocky Ridge Music Center is open from June to August and is located at 465 Longs Peak Road. It welcomes visitors, but call first at 970-586-4031

Kenneth Jessen has lived in Loveland since 1965 and has contributed to area newspapers for more than four decades. He has written more than 2,000 illustrated articles published along with 20 books. Jessen is in his third year teaching adult education at Colorado State University (OSHER program) and has lectured in Northern Colorado.



The Hewes-Kirkwood Inn and the surrounding cabins were restored in 2002 using money from the State Historical Fund. Part of the inn shown in this photograph dates back to the original 1907 homestead cabin built for Mary Kirkwood. Located along the Longs Peak Road, it now serves as the Rocky Ridge Music Center. (Kenneth Jessen)

**Charles Edwin Hewes,
Noted Hotel Man And
'Poet Of Rockies,' Dies**

Charles Edwin Hewes, one of the founders of the Hewes-Kirkwood Inn of the Rocky Mountain National Park region, died at a Longmont hospital Thursday afternoon after an illness of nearly three years, following a stroke. He was 76.

Mr. Hewes was author of the great epic poem "The America" and had been recommended for the Nobel prize. He was familiarly known as "The Poet of the Rockies" and his book of poems "Songs of the Rockies" has circulated throughout the world.

His mother, Mrs. Mary C. Hewes-Kirkwood, his brother Steve, along with "Uncle Charles" as Charles Hewes was lovingly known by his friends, homesteaded in the Estes Park area at the foot of Long's Peak Sept. 21, 1907. They built a resort there that became famous and which they sold a number of years ago.

Mr. Hewes was born at Boone, Ia., Oct. 29, 1870. He is survived by a brother, Stephen B. Hewes, who now lives in Akron, Ohio.

Funeral services will be held at the Robinson Funeral home, Longmont, Tuesday at 2 p.m. Cremation will follow in Denver. The body of Mr. Hewes will lie in state at the mortuary from Sunday until Tuesday noon.

August 29, 1947

yards, | second

**own Vanishes
rom Colorado**

Denver Post Special

BOULDER, Colo., Nov. 20.
—The town that never was isn't any more.

And, while it has officially existed for 87 years, Hewes-Kirkwood, Colo., has never developed beyond the legal descriptions and maps in the Boulder county clerk's office.

Wednesday the Boulder board of commissioners dealt Hewes-Kirkwood the death blow. They vacated "all lanes, tracts and county roads" within the town which is located astride the old Meeker Trail on highway 7 between Allenspark and Estes Park.

The action was at the request of the present owners.

November 20, 1947

THE CABIN

STOUT little roof and hearth of stone,
Resisting firm the winter storm;
Built of good logs from spruce-clad hills,
Floored with tough plank from brookside mills.

Stout little roof and hearth of stone,
Example true of sweetest home;
E'en tho it be but nest of mouse,
More freedom far than royal house.

Stout little roof and hearth of stone.
Many a strange guest here hath roamed—
Ye've sheltered snug and comfort warmed,
And sped away with pleasure charmed.

Stout little roof and hearth of stone,
I love ye best when we're alone,
Save for the angels who visit us,
Praising our Lord—His holiness.

Stout little roof and hearth of stone—
Not that we're selfish here alone,
But when so, the whole world is here—
Spirit's past—present, with their cheer.

Stout little roof and hearth of stone,
Stand long here after I am gone.
Stand for the truths we have confessed;
Stand for our God and Gospel blessed.

1949



HP-19-0003: Bishop Gallery



HP-19-0003: Bishop Gallery



HP-19-0003: Bishop Gallery



HP-19-0003: Bishop Gallery



HP-19-0003: Bishop Gallery



HP-19-0003: Bishop Gallery



HP-19-0003: Bishop Gallery