



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 November 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-19-0009: George Washington Webster Homestead (Ramey Farm)**

Request: Boulder County Historic Landmark Designation

Location: 12104 N 61st Street, in Section 27, Township 3N, Range 70W of the 6th Principal Meridian.

Zoning: Agricultural (A) Zoning District

Owner: Boulder County

Agent: Carol Beam

5. Other Business
 - a. HPAB Pop Quiz



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES
September 5, 2019
6:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, September 5, 2019 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6pm and adjourning at 7:05pm.

Board Members Present: Jim Burrus- Chair, Chuck Gray Vice-Chair, Stan Nilson, Larry Powers, Jason Emery, and Rosslyn Scamehorn.

Board Members Excused: Margo Leach, Caitlin McKenna, and Marissa Ferreira

Staff Present: Denise Grimm and Tyler Heyne, Land Use

Interested Others: Carol Beam, Boulder County Parks and Open Space
Three members of the Public

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the June 27, 2019 Historic Preservation Advisory Board Minutes:

MOTION: Chuck Gray **MOVED** to approve the June 27, 2019 minutes as submitted.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARKS

a. Docket HP-19-0006: Legion Park

Request:	Boulder County Historic Landmark Designation
Location:	7081 Arapahoe Road, in Section 26, Township 1N, Range 70W of the 6th Principal Meridian.
Zoning:	Agricultural (A) Zoning District
Owner/Applicant:	Boulder County Parks and Open Space

Staff member, Denise Grimm, presented the staff report for landmark designation of Legion Park submitted by Boulder County Parks and Open Space. The request is to designate the 23.07-acre parcel which includes 6 contributing resources (rock wall memorial area, 2 outer rock wall segments, and 3 original road segments) and 3 non-contributing resources (Parks & Open Space interpretive sign and trail, 1970s eastern access road segment).

Legion Park is situated on top of what is historically referred to as Hoover Hill and also Goodview Hill. The tract of land was deeded to Boulder County in 1917 by John Howard Empson, a prominent local businessman who pioneered the development of the canning industry in Northern Colorado. Records do not indicate the intended use of the land.

In 1931, Boulder County began improvements on top of the hill to include a scenic road so that visitors would have an “unparalleled panoramic view.” Then in late 1932, the American Legion Post #10 signed a lease agreement for the tract with Boulder County for the creation of a park “as a memorial to the soldier dead of the World War.” A little over a year later construction began on the park by the Civilian Conservation Corps under plans by prominent Denver landscape architect, Saco DeBoer. Legion Park was dedicated in June 1934.

Four decades later the park had suffered neglect and vandalism and Boulder County Parks and Open Space agreed to take over the maintenance of the land with the American Legion maintaining the war memorials and memorial uses of the park. The park was rededicated in May of 1977 as Boulder Veterans’ Memorial Park.

The western portion of the road was closed in the 1970s to prevent more vandalism but is still easily identified by aerial images and is considered a contributing feature to the proposed landmark. The park was once home to two captured German military artillery pieces. One of them disappeared after 1976 and has never been recovered. The second piece was removed by the Colorado Air National Guard in 2005 to be relocated to the American Legion’s North Broadway location.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 and 5.

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;

Legion Park is significant for its role as Boulder County Parks and Open Space's oldest park, its role serving as a World War I memorial, and as a representative project constructed by the Civilian Conservation Corps.

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

The park is significant as a representative work of master landscape architect Saco Rienk DeBoer.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board **APPROVE** and recommend that the BOCC approve Docket **HP-19-0006: Legion Park** under Criteria 1 and 5 and subject to the standard conditions describing when a Certificate of Appropriateness is required.

Staff Member Denise Grimm answered questions from board members about the park and photos.

OPEN PUBLIC COMMENT

- Don Eldhart, 91 Comino Bosque, Four Mile Canyon and Commander of Legion Post 10, spoke in favor of the landmarking of this site.

CLOSE PUBLIC COMMENT

Carol Beam, from Boulder County Parks and Open Space answered questions from board members (specifically Larry Powers) about the park and the efforts done for restoration, the challenges of vandalism and what is currently on the site. She also spoke about the disappearance one of the German WWI artillery cannons and how much of a challenge it has been to find out where it has gone, possibly working with American Legion Post 10 or the Colorado National Guard on trying to find out where it may be. Staff Member Denise Grimm and Carol Beam answered questions about the proximity and building of the Valmont Power plant next to the park site. Board Member Larry Powers talked about a special National Geodetic surveyor marker that are near the proposed landmark site near the park and wanted to make Parks and Open Space aware of its existence, possible vandalism; he advised that he could provide information to Carol on the marker at a later date. Chairman Jim Burrus commended Carol Beam on her efforts of writing up the history of the park and talked about the vandalism issues, suggested some security technological to be installed to prevent that from happening in the future.

MOTION: Rosslyn Scamehorn **MOVED** that HPAB **APPROVE** and recommend that the BOCC approve **HP-19-0006: Legion Park** under Criteria 1 and 5 under the following conditions:

1. Any construction or alteration of the landscape or features within the site area will require review and approval of a Certificate of Appropriateness.
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 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.)

SECOND: Stanley Nilson

VOTE: Motion PASSED unanimously

b. Docket HP-19-0005: Ferncliff Historic District

Request:	Boulder County Historic Landmark Designation of a district made up of four contributing parcels and three non-contributing parcels.
Location:	Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, in Section 25, Township 3N, Range 73W of the 6th Principal Meridian.
Zoning:	Business (B) and Forestry (F) Zoning Districts
Owner:	Donald R Kvols Trust
Agent:	Danielle Lynn

Staff member, Denise Grimm, presented the staff report for landmark designation of the Ferncliff Historic District submitted by the owner, Kenneth K Kvols (Donald R Kvols Trust.) The application is in conjunction with SE-19-0003: Ferncliff which would create 7 parcels where 6 currently exist. All 7 of the proposed parcels would be in the district, however, only 4 parcels would be contributing and 3 would be non-contributing. Most structures within the contributing parcels are contributing structures. Using the site plan from the SE application, the proposed parcels are numbered I-VII.

The contributing structures are as follows:

- Parcel I:
 - Jensen Cabin
 - Bunk House
 - Barn/Garage
 - Privy
- Parcel II:
 - Milky Way Cabin
 - Ponderosa Cabin
 - Large Barn
 - Small Barn
 - Fish House
- Parcel IV:
 - Willow Cabin

- Ranch House
 - Garage
- Parcel VII:
 - Creek Side/Evergreen Duplex
 - Knotty Pine Cabin

The non-contributing structures are as follows:

- Parcel II:
 - Bathrooms
- Parcel III:
 - Grocery Store
 - Shopping Complex
 - Pump House
 - Filling Station
- Parcel IV:
 - Creek Shed
- Parcel V:
 - Bunkhouse
- Parcel VI:
 - Office/Red Wing Inn
 - Ole Kozy
 - Dannels Cabin
 - Motel
 - Blue Spruce/Ole Rusty
 - Shed 1
 - Shed 2/Privy
 - Shed 3

Ferncliff was platted in 1910 by John Webber and the area directly to the north was homesteaded by John's nephew, James Webber, in 1914. Several of the existing buildings on the northern side of the Ferncliff area are associated with James Webber. A dairy and store were reportedly in operation around 1919 when Scott and Bertha Vanatta took ownership of much of the area. The dairy was sold to Ruby and Michael Marden in 1939, and in 1943 the dairy became the first certified dairy in Colorado. The Ferncliff-area parcels continued to evolve as different parts were carved off and bought and sold by different owners for decades. The dairy was bought by Don and Eileen Kvols in the 1960s. The Kvols eventually acquired many properties in Ferncliff, turning the area into a resort that offered a supermarket, liquor store, laundromat, a motel, rental cabins, a gas station, and a fishing pond.

DISTRICT CHARACTERISTICS

The following materials are suggested for **CONTRIBUTING** and **NON-CONTRIBUTING** structures. A variety of materials are acceptable and property owners are not limited to the following list, provided the HPAB approves the material through the Certificate of Appropriateness process. Please note that materials will also need to be approved by the Building Division to meet Wildfire Mitigation standards with some flexibility for contributing structures and will be looked at on a case by case basis.

- Log construction
- Horizontally-oriented mill-waste or half-log siding
- Horizontally-oriented wood lapboard siding of a scale typical to the district.
- Fiber cement siding that replicates the scale and texture of the sidings typical of the district (horizontal boards are typically four or five inches in width).

- Vertically-oriented wood siding with board, board and batten, T1-11, half log, or mill waste
- Wood shingles
- Dimensional asphalt shingles
- Non-reflective metal roofing products such as corrugated or 5-V
- Window and door frames made of wood
- Paint on window frames or doors
- Stone or concrete block chimneys

Materials appropriate for **NON-CONTRIBUTING** structures only:

- Window and door frames made of other material provided it is non-reflective
- Horizontally-oriented siding that not of an historically-accurate scale up to 7 inches in width in the materials noted above

The following materials are **inappropriate** for use within the historic district:

- Brick
- Stucco
- Shiny metallic window and door frames
- Tinted or mirrored glass
- Embellished architectural details

SIGNIFICANCE

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

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

The Ferncliff Historic District is significant for its association with settlement and high-altitude agriculture in Boulder County; for its decades-long use as a dairy and for being the first certified dairy in the state; and for its association with the development of recreational tourism in Boulder County.

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

The Ferncliff Historic District is significant for its representation of rural mountain rustic architecture.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-19-0005: Ferncliff Historic District** under Criteria 1 and 4 and subject to the standard conditions describing when a Certificate of Appropriateness is required.

OPEN PUBLIC COMMENT

- Jack MacDonald who owns the 935 & 941 cabins spoke in favor of the proposed historic district.

- Oracle Lynn, 192 County Road 69, Lyons CO. Currently under contract for this property spoke in favor of the historic district.

CLOSE PUBLIC COMMENT

Chairman Jim Burrus thanked the members of the public for their coming down to speak on this area, advised that it was alright that Mr. MacDonald got a little emotional speaking about his desire to have this place protected under the landmark status and as a small town. He asked questions about the use of this area per Boulder County Land Use regulations and Staff Member Denise Grimm advised what County zoning in rural locations and County policies were.

The contractor who will be helping to develop the area at the behest of the neighbors/residents, Oracle Lynn, came back up to speak to the board about their designs and plans for the Ferncliff area. He also mentioned about how these plans would benefit the County and surrounding residents. Board members asked him about his desire to make this a community project rather than having one sole owner deciding the future of the parcels; Mr. Lynn made it clear that there was no motive to exploit the neighbor and to sell the homes cheaply. Rosslyn Scamehorn asked clarifying questions of the applicant who wants to purchase the parcels and sell them to residents. Staff Member Denise Grimm also gave clarifying information and showed more of the PowerPoint map to tell how they would re-organize the parcels and how they would be sold off.

MOTION: Chuck Gray **MOVED** that HPAB **APPROVE** and recommend that the BOCC approve **HP-19-0005: Ferncliff Historic District** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the buildings within the district, both contributing and non-contributing, as well as new construction 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.)

SECOND: Rosslyn Scamehorn & Stanley Nilson

VOTE: Motion PASSED unanimously

5. Referrals

- a. **Dockets LU-19-0024: Ferncliff Historic ADUs/ LU-19-0025: Use of Community Significance**

Request: Limited Impact Special Use Review for six Historic Accessory Dwelling Units on four parcels. / Limited Impact Special Review to recognize existing nonconforming uses as a Use of Community Significance to allow for remodel of structures and continuation of multiple principal uses.

Location: Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, in Section 25, Township 3N, Range 73W.

Zoning: Business (B) and Forestry (F)

Applicants: Danielle Lynn & Matthew Tarpill

Owners: Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to serve as a referral body to review and comment on development proposals which would affect historic properties eligible for landmark designation as determined by HPAB. HPAB is asked to comment on the request to have the Limited Impact Special Review Processes for the accessory dwelling units and the use of community significance approved and whether any conditions should be requested to protect any historic resources.

BACKGROUND

Staff has received an application for Limited Impact Special Use Review for six Historic Accessory Dwelling Units on four parcels and Limited Impact Special Review to recognize existing nonconforming uses as a Use of Community Significance to allow for remodel of structures and continuation of multiple principal uses. Refer to the docket for landmark designation of the Ferncliff District being processed concurrently with the referral for more information on landmark eligibility.

Historical Accessory Dwelling Units are defined as a dwelling unit accessory to a permitted principal use that is within a landmarked structure whose purpose is to contribute to the preservation of the landmark. They must meet the following criteria:

- a. The accessory dwelling must occupy an existing historic structure that has been designated as a historic landmark by Boulder County.
- b. The Boulder County Commissioners (BOCC), considering a recommendation from the Historic Preservation Advisory Board (HPAB), must determine that the proposed accessory dwelling is necessary for the preservation of the landmark.
- c. The accessory dwelling is limited to the existing size of the landmarked structure except for minor additions that may be necessary for health and safety purposes and which are approved by the BOCC, considering a recommendation from the HPAB.
- d. Construction of new structures on the property cannot cause a significant negative impact on the landmark.
- e. The unit may only be used as approved through the review. If unapproved changes occur the approval will be terminated and the unit must be removed or decommissioned. Rescission of the landmark designation will automatically rescind the approval of the unit.
- f. A notice of these provisions will be recorded in the real property records of the Clerk and Recorder's Office.

Four proposed parcels within the proposed Ferncliff District have multiple existing residential structures on them. On parcels where there are multiple residential structures where one or more is landmarked, the creation of an Accessory Dwelling in the smaller of the historic structures will allow for the continued historic use of the property and additional income to the property owner which will likely lead to better upkeep and maintenance of both the accessory dwelling landmarked structure, and the primary single family landmarked dwelling on a lot. This applies to four lots in the proposed Ferncliff district: I, II, IV, and VII.

A Use of Community Significance is defined as an existing nonconforming use that the Board of County Commissioners determines to have at least two of the following characteristics: historic, cultural, economic, social, or environmental value.

Parcel III has housed a market, gas station, office, retail, and service uses including a pizza parlor, hair salon, liquor store, and laundromat. If approved for continuing these uses, they would serve the Ferncliff and Allenspark communities for both long term residents and short term visitors. They contribute to historical, economic, and social needs of the area. While this parcel would be noncontributing to the district, it still adds to the historic character of the area and by being a part of the district subject to HPAB review in the future, would ensure that it remains in character.

RECOMMENDATION

Staff find that the proposals meet the criteria and recommend that the Historic Preservation Advisory Board recommend approval of the Limited Impact Special Use requests.

OPEN PUBLIC COMMENT

- Jack MacDonald who owns the 935 & 941 cabins, returned to speak on the referral at hand.
- Oracle Lynn, 192 County Road 69, Lyons CO returned to speak on the referral at hand.

Staff Member Denise Grimm answered questions about how the parcels will be sold off and how the landmarking will affect individual ownership. She also touched upon lighting issues and how Boulder County is a “Dark Sky Sensitive” Community.

CLOSE PUBLIC COMMENT

MOTION: Chuck Gray **MOVED** that HPAB **APPROVE** the referral dockets before the board, a **LU-19-0024: Ferncliff Historic ADUs/ LU-19-0025: Use of Community Significance** based on recommendations by Staff.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

6. OTHER BUSINESS

Staff member Denise Grimm talked about rescheduling the Valmont Power Plant visit that was supposed to happen on September 3, 2019 but was canceled by the host. She advised that Staff Member Angela Gaudette, would be moving to Texas and all the good work that she has done on historic write ups. The board members hoped that the County would re-fill her position given the importance of the work that has been done by Angela. Denise spoke more about the last project that she is undertaking before leaving Land Use, the Meeker Lodge application for historic landmarking.

7. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:05pm

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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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES
October 3, 2019
6:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, October 3, 2019 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:02pm and adjourning at 6:58pm.

Board Members Present: Jim Burrus- Chair, Chuck Gray Vice-Chair, Stan Nilson, Marissa Ferreira, and Jason Emery.

Board Members Excused: Margo Leach, Caitlin McKenna, Rosslyn Scamehorn and Larry Powers

Staff Present: Nicole Wobus, Jessica Fasick and Tyler Heyne, Land Use
Carol Beam, Boulder County Parks and Open Space

Interested Others: 11 members of the public

1. CITIZEN PARTICIPATION

None.

2. MINUTES

None.

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARKS

a. Docket HP-19-0007: Boulder Country Club

Request:	Boulder County Historic Landmark Designation of the clubhouse
Location:	7350 Clubhouse Road, in Section 11, Township 1N, Range 70W of the 6th Principal Meridian.
Zoning:	Rural Residential (RR) Zoning District
Owner:	Boulder Municipal Sports Center
Agent:	Michael Larson

Staff member, Nicole Wobus standing in for Denise Grimm, gave the presentation on an application for Boulder County Historic Landmark Designation of the clubhouse. An application for landmark designation of the Boulder Country Club has been submitted by the Boulder Municipal Sports Center. The request is to designate the clubhouse only. There are several other buildings and features on the parcel that are over 50 years old, but they are not included in the landmark application.

Organization of the Boulder Country Club dates to c.1920, when the club's first golf course was located in north east Boulder. After a move to the Flatirons course on east Arapahoe in the 1930s, the club eventually moved to the larger and current location in Gunbarrel in 1965. The club's arrival in Gunbarrel is tied to the community's overall development in the 1960s. The Country Club's relocation to Gunbarrel (construction began in 1962) possibly influenced other businesses, such as IBM, and residential developers to locate nearby.

The Boulder County Club has long been established as one of the premier golf courses in Boulder County. The course was designed by noted golf course designer, J. Press Maxwell, who was recognized for his challenging and highly contoured courses. Without an original detailed landscape plan, it is difficult to evaluate the integrity of the golf course.

The club is also significant for its mid-century modern clubhouse, designed by local architect, Hobart Wagener. The clubhouse utilizes Wagener's often used geometric form and illustrates a skillful design and a unique use of material and patterns. Wagener was also responsible for the design of the pool enclosure, the bath house, and indoor athletic facility. While the clubhouse has been slightly modified over the years, the structure still retains much of its original siding, glazing pattern, and shape.

On May 20, 2019, a subcommittee of HPAB found the Boulder Country Club eligible for landmark status. In addition, they reviewed docket SU-19-0003: Boulder Country Club for "substantial modification of a previously approved Special Use and Site Specific Development Plan to allow for expansion and renovation of existing clubhouse facility and modification of parking lot area." The subcommittee gave their support for the SU including the alterations to the clubhouse with the condition that the clubhouse be landmarked.

SIGNIFICANCE

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

Criterion 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 Boulder Country Club is significant for its role in the development of Gunbarrel.

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

The Boulder Country Club clubhouse is significant as an example of mid-century modern architecture.

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

The Boulder Country Club clubhouse is significant for its association with local architect Hobart Wagener.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-19-0007: Boulder Country Club** under Criteria 1, 4 and 5 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required) except for the project 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.)

Staff Member Nicole Wobus answered questions from board members. A planner representing the Boulder Country Club, Nolan Rozell 616 14th street Boulder, Colorado came forward giving remarks on the buildings being landmarked and answered questions from the board members. The Agent, Mike Larson, working at 7350 Clubhouse Road Boulder, Colorado gave a few comments on the remodeling of the clubhouse and the landmarking process, the sense of community between the clubhouse and the County.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Chuck Gray **MOVED** that HPAB **APPROVE** and recommend that the BOCC approve **HP-19-0007: Boulder Country Club** under Criteria 1,4,5 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required) except for the project 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 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.)

SECOND: Jason Emery

VOTE: Motion PASSED unanimously

b. Docket HP-19-0008: Meeker Park Lodge Historic District

Request:	Boulder County Historic Landmark Designation of a district with 6 contributing parcels.
Location:	11733 Peak to Peak Hwy, 84 CR 113N, 43 CR 113S, 93 E CR 113, 261 CR 113S, 11687 Peak to Peak Hwy, and 11700 Peak to Peak Hwy, in Section 11, Township 3N, Range 73W of the 6th Principal Meridian.
Zoning:	Forestry (F) Zoning District
Owner:	Meeker Park Lodge Inc
Agent:	Dan Dever

Staff member, Nicole Wobus standing in for Denise Grimm, gave the presentation on an application for the Meeker Park Lodge Historic District, which was submitted on behalf of the owner, Meeker Park Lodge Inc. The proposed district would include seven parcels with six of them contributing to the district. The six contributing parcels have a total of 26 contributing structures with the bulk of them on the parcel with the lodge building, and the one non-contributing parcel has one non-contributing structure.

The contributing structures are as follows:

- Parcel 119711400051:

- A – Lodge
- B – Laundry
- C – Ice House
- D – Homestead
- J – Finch
- K – Columbine
- L – Grey
- M – Pines
- O – Hilltop
- P – Lodgepole
- Q – Bluebird
- R – Meeker Manor
- S – Haven
- V – Gentian
- W – Twins
- X – Meadow Inn
- Z – Mountain View
- BB – Old Ice House
- CC – Shop
- DD – Garage
- EE – Stables
- Parcel 119711400045:
 - N – Simmering
- Parcel 119711400079:
 - U – Spruce Knob
- Parcel 119711400063:
 - AA – Recreation Hall
- Parcel 119711400048:
 - G – Robin
- Parcel 119711400047:
 - I – Nest House

The non-contributing structure is as follows:

- Parcel 119711300045:
 - Water tank

Meeker Park Lodge is a summer resort started by the Dever family in the 1920s. The lodge and cabins are primary examples of rustic architecture as constructed in the Colorado Rockies during the first half of the 20th century. Prior to the Meeker Park lodge and cabins the land was homesteaded by Franklin Hornbaker. Hornbaker raised dairy cattle on the property and built the Homestead cabin (D) c. 1897. In 1922, the property was sold to Danny and Crete Dever and Gay and Leota Nowels. The two couples intended to build a resort to operate during the summer months. In 1929, the Devers bought out the Nowels' share in the property and began construction of the lodge building. They continued to build or acquire cabins and outbuildings over the next few decades.

As the Meeker Park Lodge operation grew, visitors came from all over, but especially from Nebraska, Texas, Kansas, and Iowa, many of whom returned year-after-year. Some stayed at the lodge or rented a cabin, while some eventually bought a plot of land from the Devers to build their own summer cabin in Meeker Park (The Devers sold off land to nearly 80 families). Most of the privately-owned cabins are located on the west side of the highway. There were many activities available to the guests, like hiking, fishing, horseback riding, picnics, and visiting Estes Park for shopping & movies. People

gathered in the Lodge for meals and games and went to the Recreation Hall for square dancing. The lodge has always functioned as a seasonal business, open from May to September.

The Meeker Park Lodge has been continuously run by the Dever family for almost 100 years - first by Crete and Danny Dever, then by their children Kathy and Keith Dever and their spouses, and by Keith's children, Daniel, Patty, Laura, and Bonnie and their extended families. The resort has retained its integrity over the years and serves as an excellent example of tourist accommodations in the Rocky Mountains. The resort has been surveyed twice on its cultural resource merits (5BL384), and both surveys found it to be eligible for the National Register of Historic Places.

DISTRICT CHARACTERISTICS

The following materials are suggested for CONTRIBUTING and NON-CONTRIBUTING structures. A variety of materials are acceptable and property owners are not limited to the following list, provided the HPAB approves the material through the Certificate of Appropriateness process. Please note that materials will also need to be approved by the Building Division to meet Wildfire Mitigation standards with some flexibility for contributing structures and will be looked at on a case by case basis.

- Log construction
- Mill-waste or half-log siding
- Horizontally-oriented wood lapboard siding of a scale typical to the district
- Fiber cement siding that replicates the scale and texture of the sidings typical of the district (horizontal boards are typically four or five inches in width)
- Vertically-oriented wood siding with board, or board and batten
- Wood shingles
- Dimensional asphalt shingles
- Rolled asphalt roofing
- Non-reflective metal roofing products such as 5-V
- Window and door frames made of wood
- Stone chimneys

Materials appropriate for NON-CONTRIBUTING structures only:

- Window and door frames made of other material provided it is non-reflective
- Horizontally-oriented siding that is not of an historically-accurate scale up to 7 inches in width in the materials noted above
- Non-reflective metal roofing products such as corrugated
- Concrete block chimneys

The following materials are inappropriate for use within the historic district:

- Brick
- Stucco
- Shiny metallic window and door frames
- Tinted or mirrored glass
- Embellished architectural details

SIGNIFICANCE

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

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

The Meeker Park Lodge Historic District is significant for its association with the resort industry in the vicinity of Rocky Mountain National Park in northwestern Boulder County.

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

The Meeker Park Lodge Historic District is significant for its outstanding representation of rural mountain rustic architecture.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-19-0008: Meeker Park Lodge Historic District** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the buildings within the district, both contributing and non-contributing, as well as new construction 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.)

Staff Member Nicole Wobus answered questions from board members about the makeup of the historic district and the Certificate of Appropriate process. Dan Dever, the applicant and owner of the Meeker Lodge, 11733 Peak to Peak Hwy, talked about the family history in relation to the site and wanting to preserve the site while selling it.

OPEN PUBLIC COMMENT

- Beth Barthelme, Carr Colorado, e-mailed in support of the landmarking
- Katherine Hamm Oliver, e-mailed in support of the landmarking
- Paul Anderson, 2107 Constitution Ave, Fort Collins, Colorado, in support of the landmarking
- Phil Stern, PO Box 56, Allenspark Colorado in support of the landmarking
- Mary Stern PO Box 56, Allenspark Colorado in support of the landmarking
- Greg Lundsford, 69 County Road 113N Allenspark Colorado in support of the landmarking
- Susan Holden Walsh 537 Concord Ave Boulder, Colorado in support of the landmarking
- John Yule, 1109 Williams Street, Fort Collins, Colorado in support of the landmarking

Staff Member Nicole Wobus and Jessica Fasick answered questions from board members & Phil Stern.

CLOSE PUBLIC COMMENT

MOTION: Marissa Ferreira **MOVED** that HPAB **APPROVE** and recommend that the BOCC approve **HP-19-0008: Meeker Park Lodge Historic District** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the buildings within the district, both contributing and non-contributing, as well as new construction 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.)

SECOND: Jason Emery & Chuck Gray

VOTE: Motion PASSED unanimously

5. OTHER BUSINESS

None

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:58pm.

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.



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, November 7, 2019 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-19-0009: George Washington Webster Homestead

Request: Boulder County Historic Landmark Designation
Location: 12104 N 61st Street, in Section 27, Township 3N, Range 70W of the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning District
Owner: Boulder County
Agent: Carol Beam

PURPOSE

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

BACKGROUND

An application for landmark designation of the George Washington Webster Homestead, commonly known as the Ramey Homestead, has been submitted by Boulder County Parks and Open Space. The request is to designate the 20.28-acre parcel which includes 7 contributing resources (the house, stone cellar, barn, granary, chicken house, privy and buggy shed) and 2 non-contributing resources (segments of the Clough and True Ditch and Webster McCaslin Ditch).

George Washington Webster came to Boulder County in 1861 and settled in the Pella area along the St. Vrain Creek. Webster's accomplishments are many – he is credited for being the first blacksmith and the first nurseryman in the area; he was an apiarist and served as the Vice President of the State Horticultural Society; he operated a store, served as a postmaster, was a Justice of the Peace, was a charter member of the Boulder Masonic Lodge, and served 2 terms as a County Commissioner. The house and the barn in this application were improvements done by Webster.

Sixty acres of the property passed to Charles True in 1866, and he and his family farmed the land for decades with parts of the property being carved off over time. The Trues sold the remaining 22 acres to Charles and Ellen Dawe in 1913. Although Charles died just six years later, the farm stayed in the family as daughter Dorothy bought her parent's farm with her husband Edwin Ramey in 1933. The

Ramey's continued to farm the land with their children, and in the late 1990s, son Charles Ramey wrote to Parks and Open Space about conserving the land. Even though Charles passed away before arrangements were made, his nephew, David Sevier, sold the property to Boulder County in 2001.

The September 2013 flood caused major damage to the Ramey Homestead, both land and structures. The granary was washed about 133 yards to the east and the east end of the barn was undermined and nearly collapsed. The Parks and Open Space Buildings and Historic Preservation work group stabilized the buildings and, after tons of soil was replaced on the property, the granary was returned to its original location and the barn was repaired.

SIGNIFICANCE

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

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

The property is significant for its association with the development of early agriculture in Boulder County.

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

The property is significant for its association with early settlers George Washington Webster and Charles Carl True.

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

The property is significant for the early construction date and Greek Revival style of the house and the collection of agricultural outbuildings.


RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-19-0009: George Washington Webster Homestead** under Criteria 1, 3 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site 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 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.)

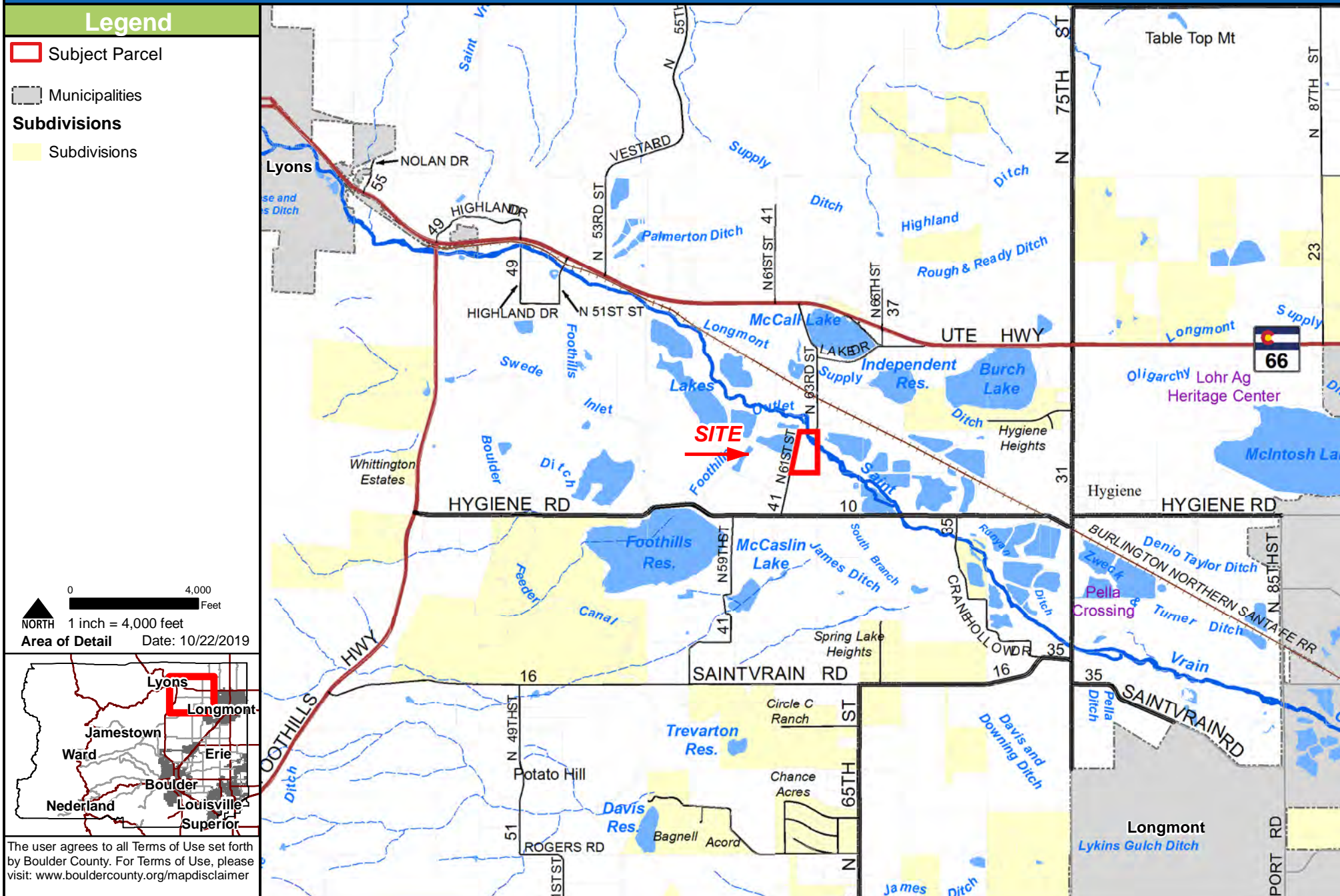
Legend

 Subject Parcel

 Municipalities

Subdivisions

Subdivisions



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

Aerial

12104 N 61ST ST

Legend

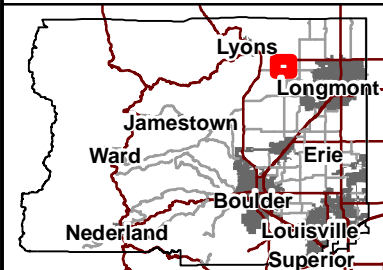
 Subject Parcel



0 1,000
Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 10/22/2019



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Boulder County Land Use Department

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

Aerial

12104 N 61ST ST

Legend

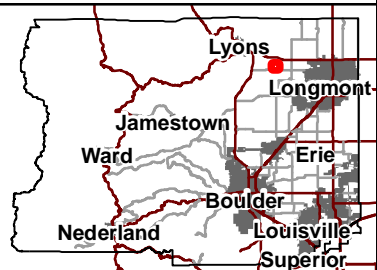
 Subject Parcel



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Feet

NORTH 1 inch = 300 feet

Area of Detail Date: 10/22/2019



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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

1. Name of Property

Historic Name: George Washington Webster Homestead

Other Names: True Farm, Ramey Farm

Historical Narrative:

INTRODUCTION

Boulder County is the ancestral homeland to numerous indigenous peoples that include, but are not limited to, the Ute, Arapaho, and Cheyenne Nations. With the discovery of gold along Boulder Creek in January 1859, the subsequent founding of the Boulder City Town Company the following month, and the establishment of the Colorado Territory in 1861, the indigenous peoples along the Front Range were forced to surrender their lands over the next several years through a series of treaties and enter the reservation system. As a result, white settlers poured into the area, starting a new chapter in Boulder County's history.^{1, 2}

GEORGE WASHINGTON WEBSTER'S ARRIVAL IN THE COLORADO TERRITORY

Born on October 30, 1834, in Ashland County, Ohio, George Washington Webster left home at the age of 18 and served as a blacksmith apprentice for four years. In 1855 he moved to Mahaska County, Iowa, where he worked as a blacksmith for a year. Afterwards, he moved to Marion County, Iowa. Like many others at this time, Webster was lured to the West at the prospect of finding gold³, and he made his way to the Colorado Territory.⁴

Webster arrived in Central City in the spring of 1860 to try his luck at mining. By the winter of 1861, Webster quit mining and returned to his previous profession, blacksmithing, in the Quartz Valley, just north of Central City.⁵

¹Michael D. Troyer, "Colorado Territory," *Colorado Encyclopedia*, last modified July 29, 2019, <https://coloradoencyclopedia.org/article/colorado-territory>, accessed September 12, 2019.

² Encyclopedia Staff, "Boulder County," *Colorado Encyclopedia*, last modified April 28, 2019, <https://coloradoencyclopedia.org/article/boulder-county>, accessed September 12, 2019.

³St. Vrain Historical Society, *They Came to Stay: Longmont, Colorado 1858-1920* (Longmont, Colo.: Longmont Printing Company, 1971), 255-256.

⁴Ibid.

⁵ Ibid.

Webster didn't stay long in the Central City area. By the spring of 1861, he had left the mountains of Gilpin County for the rich agricultural lands of Boulder County. He settled along St. Vrain Creek in the area called the Upper Crossing or Pella.

UPPER CROSSING AND PELLA

The Upper Crossing, sometimes referred to as the Laramie Crossing, refers to the place along the Old Laramie Road where wagons crossed St. Vrain Creek west, or "up," from the next closest crossing in Burlington⁶, approximately four miles to the east, on their way to Laramie, Wyoming.⁷

The Pella name refers to the same general area along St. Vrain Creek, where numerous white settlers arrived, not to mine, but to farm. Among the early arrivals to the area included members of a German Protestant sect, referred to as the Dunkards.⁸ The Dunkards came west to the Colorado Territory from Pella, Iowa, in search of affordable land, since their growing Iowa community became too expensive.⁹

The Dunkard faith faced religious persecution in 18th century Europe, and a small group immigrated to the United States from Germany in 1729. By 1847, a large number of the faithful lived in the Netherlands seeking religious freedom. That same year, 800 Dunkards emigrated from the Netherlands to the United States and eventually settled in the area they named Pella, Iowa. The immigrants chose the name Pella because it referred to the ancient settlement of Pella, one of the 10 Decapolis cities on the Eastern frontier of the Roman Empire in the first centuries BC and AD, where the Christians of Jerusalem sought refuge during the Roman-Jewish War of 70.¹⁰

By 1861, the Pella community flourished with the construction of the second grist mill erected in the county, where farmers would take their wheat to be ground into flour. In 1863, the Pella School District #9 formed. Teacher John Phillips held the first class in a rented room next to his

⁶ Burlington was a small community founded in 1860 by Alonzo Allen along St. Vrain Creek, south of present-day Longmont. The Chicago-Colorado Colony absorbed the community in 1871.

⁷ Harold M. Dunning, *Over Hill and Vale; in the Evening Shadows of Colorado's Longs Peak* (Boulder, Colo.: Johnson Publishing Company, 1956), 498-506.

⁸ The Dunkards are named for their practice of fully immersing the adult faithful three times at baptism.

⁹ Diane Goode. Benedict, *Refuge in the Valley: 1800s Pella, Colorado* (Lyons, Colo.: Applications Plus, 2004), 16-18.

¹⁰ "Pella, Iowa," Wikipedia (Wikimedia Foundation, August 14, 2019), https://en.wikipedia.org/wiki/Pella,_Iowa, accessed September 12, 2019.

house before the community built its first schoolhouse in 1867. Pella also had a blacksmith shop, a post office, grange hall and store; but when the Denver, Utah and Pacific Railroad line bypassed Pella to the north and closer to the Hygiene community in 1885, Pella's fate was sealed.¹¹ In 1916, Pella consolidated its facilities with Hygiene, and Pella soon fell into history.¹²

WEBSTER BUYS LAND IN PELLA

According to the March 4, 1865, sworn affidavit before the Denver City Land Office registrant by Webster's neighbor, John C. Carter, Webster arrived in the Pella area on April 30, 1861. Webster settled on land along St. Vrain Creek. Over the next four years, he built a 14'x16' log house, a blacksmith shop, stables, granary, and corrals. He cultivated 35 acres of land and raised livestock.¹³

The path to Webster's official land ownership, on which he had made improvements, also began on the same day as Carter's affidavit. Webster, most likely with Carter, went to the Denver City Land Office and purchased 160 acres in Sections 26, 27, and 35, all in Township 3 North, Range 70 West, by paying \$200 (\$1.25 acre). It took a little over three years after this date for the land patent to be issued to Webster by the United States government, on July 1, 1868. By this time, Webster had already sold some of the property to his friend Charles True.¹⁴

WEBSTER AND CHARLES C. TRUE

The details about Webster and True's friendship are vague, but some public records give a glimpse into their friendship and business partnership. Both men resided in Marion County, Iowa, at the same time. Interestingly, Marion County is also home to the Dunkard Pella community, from which some members came west to settle Pella, Colo. Both men arrived in the Colorado Territory in 1860, and both men landed in adjacent towns in Gilpin County before settling in Pella. One account states Webster and True even came to Colorado together.¹⁵

¹¹ Anne Dyni, "Pella Crossing – What's in a Name?" *Images*, Winter 1996-1997, 8.

¹² Benedict, *Refuge in the Valley: 1800s Pella, Colorado*, p. 117; back cover.

¹³ George Washington Webster, General Land Entry File, Document 218, National Archives Building, Washington, DC, 1868.

¹⁴ Ibid.

¹⁵ Carl McWilliams, Cultural Resource Historians for Boulder County, Boulder County Historic Sites Survey 5BL6936, May 12, 1997, 3.

O.L. Baskin's biographical narrative of Webster and True states True and Webster purchased the property along the St. Vrain Creek together and over the next four years farmed and raised livestock.¹⁶ But the official land patent documents contain only Webster's name. True's 1894 obituary states the two men formed a business partnership in 1862, but it does not provide details of the partnership, nor could any records be found that detailed their partnership. Several sources claim the men partnered in the fruit tree business, which would later come to define a large part of Webster's legacy.¹⁷

Charles Carl True was born in Caledonia County, Vt., on August 11, 1833. He became a shoemaker's apprentice at the age of 13 and worked in Vermont until 1853, when he moved to Boston to work as a store clerk. Eight months later he returned to Vermont to work as a post office clerk for a year in Derby Center. In the spring of 1855 he moved to Lake Prairie Township, Marion County, Iowa.¹⁸ True worked at a sawmill for a year, then as a store clerk for three years. In 1859, he briefly moved to Plattsmouth, Nebr., but returned to Marion County, Iowa. In 1860, True moved to the Colorado Territory and resided in Black Hawk, Gilpin County.¹⁹

True enlisted in the United States military in October 1862, as a result of the outbreak of the Civil War. True entered Company B, 3rd Colorado Volunteer Infantry, which consolidated in October 1863 with the 2nd Colorado Volunteer Infantry to become Company I of the 3rd Colorado Volunteer Cavalry. True entered the 2nd Regiment of Company I as a Sergeant and left as a Quartermaster Sergeant when the regiment mustered out on September 23, 1865.²⁰ After his honorable discharge, True returned to the Pella area in 1865, and his business partnership with Webster dissolved. No records exist explaining why their partnership dissolved. However, the men must have remained friends after 1865, based on the numerous publicly recorded documents that contain both their names.²¹

One of the publicly recorded documents, a warranty deed, details the sale of 60 acres from Webster to True on June 9, 1866.²² Webster sold 60 acres of his 160 acres for \$75 to True, which Webster had just purchased from the United States government the year before. The

¹⁶ *History of Clear Creek and Boulder Valleys, Colorado. Containing a Brief History of the State of Colorado* (Evansville, IN: Unigraphic, Inc., 1971), 691, 708.

¹⁷ "An Old Pioneer Gone," *Longmont Ledger*, May 25, 1894, 3.

¹⁸ Lake Prairie Township includes the town of Pella.

¹⁹ Charles C. True, "*History of Clear Creek and Boulder Valleys, Colorado*," 691.

²⁰ "American Civil War Regiments," Ancestry, accessed September 13, 2019, <https://www.ancestry.com/>.

²¹ "Charles C. True," Ancestry, accessed September 13, 2019, <https://www.ancestry.com/>.

²² Boulder County, Warranty Deed, George W. Webster and Mary Ellen Webster to Charles C. True, Book L, Page 436, 1870, Boulder County Clerk and Recorder's Office.

property True purchased from Webster contained the building improvements listed in Carter's 1865 affidavit.

Shortly before the sale of the 60 acres to True, Webster married Mary Ellen Harp Weisner, a widow, with a daughter, Cora, on April 22, 1866. Together they had two more daughters, Mary Lena and Doretta, called "Dora."

With the sale of 60 acres to True, Webster owned the remaining 100 acres to the southeast and became a neighbor to True. In 1875, Webster acquired another 160 acres adjacent to his existing 100 acres under the Homestead Act of 1862.²³ He went on to become a prominent Pella and Boulder County resident.

WEBSTER'S LEGACY

As one of the early Pella residents, Webster amassed a considerable list of credentials. He is credited for being the first blacksmith and the first nurserymen in the area. On two trips to California to visit his small daughters, who went to live with the family of his now deceased wife, he would bring back nursery stock and fruit trees to plant and sell. Webster brought back apple, cherry, maple, Cypress, and Osage orange trees, among other varieties, as well as grape vines. Webster also served as the Vice President of the State Horticultural Society. He started an apiary and also grew vegetables for sale that he hauled to the mining camps of Jamestown, Gold Hill, Sunshine and Ward.²⁴

Webster was known for his social events. He is credited for bringing the first team of Percheron draft horses and pedigree trotting horses to the area. In collaboration with Perry White, a fellow Pella resident, Webster constructed a one-half-mile race track on his property that became popular for school and church picnics, as well as holiday celebrations. In order to accommodate dances at his house, he constructed movable interior walls to allow for more space inside.²⁵

As a member of the Dunkard faith, Webster opened up his home to those less fortunate or sick. Webster also operated a store, served as the Pella postmaster, and was a charter member of the Boulder Masonic Lodge. His civic mindedness is well documented by serving two terms as a County Commissioner, road overseer, Justice of the Peace, and election judge. Webster, instrumental in the construction of the Webster School, also served on its school board with Charles True. Unfortunately, the construction of the Foothills Reservoir in 1910 caused the Webster School to be demolished.^{26, 27}

²³ "George Washington Webster," *BLM General Land Office*, accessed September 13, 2019, <https://glorerecords.blm.gov/default.aspx>.

²⁴ *They Came to Stay: Longmont Colorado, 1858-1920* (Longmont, Colo.: St. Vrain Valley Historical Association, 1971), 255-256.

²⁵ *Ibid.*

²⁶ *Ibid.*

Webster died on January 6, 1904, at the age of 70, at his daughter's house. The Reverend E.E. Barnes of the United Brethren Church conducted the service, and the Longmont Masons acted as pall bearers. A large number of friends and neighbors attended the burial at the Hygiene Cemetery.²⁸

TWO GENERATIONS OF THE TRUE FAMILY

Shortly after purchasing the 60 acres from Webster, Charles True married Lydia "Liddy" Ann Davis, a Pella schoolteacher, on February 15, 1867. Liddy, born on November 13, 1851, in Hamilton County, Ind., moved with her family in 1856 to Marion County, Iowa. In 1862, her family moved to the Colorado Territory and settled in the Pella area.^{29, 30}

Charles and Lydia had two sons, Edwin Stoddard in 1869, Roy Bunting in 1878, and a daughter, Celia Adeline, in 1873.^{31, 32} The Trues raised their children on the property purchased from Webster. The True family farmed the property until Charles' death on May 21, 1894, at the age of 60, from dropsy.³³ True suffered from the condition for a long time and became mostly confined to his room for more than six months before his death. Reverend A. Griffith conducted funeral services at the True house the day after his death, with burial following at the Hygiene Cemetery.^{34, 35}

²⁷ "Fruit Nursery for Valley," Longmont *Times-Call*, 1996.

²⁸ George Washington Webster, *Longmont Ledger*, January 8, 1904.

²⁹ Boulder County, Marriage Certificate, Book E, Page 493, Boulder, Colo., 1867.

³⁰ "Lydia Ann "Liddy" Davis," Ancestry, accessed September 17, 2019, <https://www.ancestry.com/>.

³¹ "Lydia Ann "Liddy" Davis True," Find A Grave, accessed September 16, 2019, <https://findagrave.com/>.

³² "Sgt. Charles Carl True," *Find A Grave*, accessed September 16, 2019, <https://findagrave.com/>.

³³ Dropsy is another name for edema, the abnormal swelling of tissues from a buildup of fluid. Prior to the twentieth century, heart failure was known as dropsy, a term used to describe the presence of generalized swelling, a clinical result of the syndrome.

³⁴ Op cit. "An Old Pioneer Gone."

³⁵ In 1917 True was exhumed from the Hygiene Cemetery and reburied at the Green Mountain Cemetery next to his wife.

True did not have a will at the time of his death, and his real estate holdings of about 160 acres in Sections 2, 27, 34, and 35 in Township 3 North, Range 70 West, valued at \$6,890, passed to his heirs, Lydia, Edwin, Roy, and Celia.³⁶ Details are scarce as to what happened to the family and the farm after the death of True.

It appears that Edwin True, the oldest son of Charles and Liddy, took over the farm at some point after his father's death. Edwin married Elizabeth "Lizzie" May Wellman on December 31, 1893.

Together they had three children, a son, Carroll Victor, in 1894, another son, Charles Wellman, in 1898, who died at the age of three, and daughter, Celia Belle, in 1904.^{37, 38}

Liddy True and her children eventually sold the property, now reduced to 22 acres, to Charles and Ellen Dawe, on December 12, 1913, for \$3,000.³⁹

THREE GENERATIONS OF THE DAWE FAMILY

Charles Dawe, born in January 1868 in Sheviok Village, Cornwall, England, immigrated to Houghton, Mich., in 1886 at the age of 19. He worked in a cooper mill for seven years before returning to Cornwall to marry Ellen Maria Mildren, 22, at the Wesleyan Church in Liskeard on April 13, 1894. Ellen, born April 8, 1872, to Mary Jane Hawken and William H. Mildren, in the town of Menheniot, Cornwall, England, immigrated to the United States about a year after her marriage to Dawe.⁴⁰

While in Michigan, the Dawes had two daughters, Violet May, September 3, 1896, and Dorothy Louise, February 22, 1898. Dawe left Michigan without his wife and children in May 1902 for Lyons, Colo., seeking a dry climate for his respiratory illness. Charles found work in Lyons at the stone quarries and resided in an apartment above the Old Stone Congregational Church parsonage at 4th and High Streets. He soon left the quarries and went to work as a clerk for the Golden Rule store in town. His wife, Ellen, and their two daughters arrived in Lyons in October 1902 from Michigan.⁴¹

³⁶ Charles C. True Estate, Inventory of Real Estate and Personal Estate, Decree of Final Settlement, on file at Boulder County Parks and Open Space.

³⁷ Boulder County, Marriage Certificate, Book 161, Page 96, Boulder, Colo., 1894.

³⁸ "Edwin True," Ancestry, accessed September 17, 2019, <https://www.ancestry.com/>.

³⁹ Boulder County, Warranty Deed, Book 365, Page 479, 1914.

⁴⁰ Frank Weaver, "English-born Charles Dawe and family settle in Lyons in 1902," *The Lyons Recorder*, September 2, 1976, 4-5.

⁴¹ Ibid.

Both Charles and Ellen became dedicated members of the Lyons Old Stone Congregational Church. Charles served on its board of trustees for 17 years, and Ellen served as the church clerk for 21 years. Their daughters also became part of the church congregation. The family first lived in the small church apartment Dawe occupied prior to his family's arrival, then moved to a house on Stickney Street for a few years before constructing a house in 1904 at 213 East Main Street. The family lived there until purchasing the True property in late 1913.⁴²

After purchasing the True farm, Dawe quit his job at the Golden Rule store and began farming. He raised animals and grew crops, vegetables, and flowers, along with tending the orchards at the farm. At the age of 51, just six years after purchasing the True farm, Dawe passed away on November 2, 1919. Reverends I.J. Trip and F.P. Ensminger conducted Dawe's funeral services at the Old Stone Congregational Church, eulogizing Dawe, stating, "His faithful, earnest Christian life has made its impression on the life of the church and community which will not be erased." The Dawe family buried Charles at Mountain View Cemetery in Longmont.⁴³

After her husband's death, Ellen decided to rent the farm and move with her daughters, Violet and Dorothy, back to Lyons. Ellen is listed in the 1921 and 1923 R.L. Polk Directory Company city directory as running a restaurant in Lyons. In 1922, Violet married Roy Gordon and moved to Eden, Idaho. Dorothy married Edwin Edward Ramey in Golden, Colo., on February 2, 1923. With her daughters married, Ellen moved back to Michigan in 1923 and remarried.⁴⁴

Ramey, a Texas native, born on December 5, 1885, in Trinity County, returned to Texas with his new wife, Dorothy. They settled in Dallas, Texas, for the next seven years. The 1924 Dallas city directory identifies Ramey as a shipping clerk for the Central Commissary Company. The couple had two children, Ellen Roberta, born on May 24, 1923, and Charles Edmond, born August 13, 1924. The family lived in Dallas until 1930-1931, when they returned to Colorado. The Rameys purchased the farm Dorothy and her sister, Violet, grew up on with her parents, Charles and Ellen Dawe, in 1933.^{45, 46}

The Rameys grew a variety of irrigated crops that included hay, grains, vegetables, fruits, and flowers. In 1941-1942 and again in 1946-1947, they grew vegetables and flowers under contract to Roe Emery in Estes Park. Emery provided the Estes Park area hotels, such as the Stanley Hotel, Fall River Lodge, Chalet Lodge, Grand Lake Lodge, and others, with daily vegetables and flowers during the summer. Being able to provide this type of service often meant the Rameys

⁴² Ibid.

⁴³ Ibid.

⁴⁴ "Dorothy Louise Dawe," Ancestry, accessed September 17, 2019, <https://www.ancestry.com/>.

⁴⁵ "Edwin Edward Ramey," Ancestry, accessed September 17, 2019, <https://www.ancestry.com/>.

⁴⁶ Boulder County, Warranty Deed, Book 599 Page 532, 1933.

had up to 10 acres under cultivation with turnips, carrots, beans, peas, onions, chicory, parsley, cucumbers and other vegetables. Additional acres grew the flowers for the hotels, with 15,000 gladiola bulbs being sent out one year. The Rocky Mountain Park Transfer Company would stop at the Ramey farm to pick up the produce and flowers for delivery to Estes Park.⁴⁷

The family remained active in the community throughout their lives. Both Dorothy and Edwin served on the Lyons Old Stone Congregational Church board of trustees and participated in many church activities. Dorothy became a 40-year member of the Rebekah Lodge and Longs Peak Grange. She also became a member of the Lyons Historical Society.^{48, 49}

Dorothy and Edwin's children, Ellen and Charles, attended grade school in Lyons, and both graduated from Lyons High School the same year in 1941.⁵⁰

Edwin Ramey passed away on October 19, 1947, at the age of 62. Dorothy and her son, Charles, continued to live and work on the farm, switching to more traditional crops, like hay and grain, and raising livestock. In 1960, Dorothy's mom, Ellen Dawe, came back to the farm to live with them. Ellen passed away April 15, 1964 at the age of 92.⁵¹

Dorothy continued to live at the farm until illness required her to move to the Foothills Care Center in Longmont in 1991-1992. She passed away on February 29, 1992. Dorothy Ramey was 94 years old.⁵²

Dorothy's son, Charles, never married and continued to live on the farm after his mother's death. In addition to farming, his preferred vocation, he became a land surveyor with the Bureau of Reclamation in the 1940s and then an insurance and real estate salesman in Lyons in the 1950s and 1960s. He became a centrifuge operator for the Great Western Sugar Company in Longmont in the 1970s and 1980s. Throughout his life, he continued to farm on the property his parents and grandparents owned.⁵³

On January 16, 1998, Charles Ramey wrote a letter to the Boulder County Parks and Open Space Department inquiring if the department had any interest in purchasing the development rights or

⁴⁷ Op cit. Charles Dawe, *The Lyons Recorder*, 4-5.

⁴⁸ "Farewell to Dorothy Ramey," *The Old Recorder*, March 5, 1992, 16.

⁴⁹ "Dorothy L. Ramey," *The Old Recorder*, March 5, 1992, 23.

⁵⁰ Monique Sawyer-Lang, Lyons Redstone Museum, e-mail to author, September 19, 2019.

⁵¹ Op cit. Charles Dawe, *The Lyons Recorder*, 4-5.

⁵² Op cit. Ramey, *The Old Recorder*, 23.

⁵³ "Charles Edmond Ramey," *The Old Recorder*, March 19, 1998, 23.

conservation easement to the property. Unfortunately, Charles passed away from complications of emphysema on March 8, 1998, at the age of 73, before the Parks and Open Space Department acted.⁵⁴

At his death, Charles left the farm to his nephew, David Sevier, his sister's son. Mr. Sevier and his wife, Nancy, sold the property in fee to Boulder County on March 20, 2001, forever keeping the property as open space and, therefore, preserving the historic buildings. The property's official open space name, Ramey Homestead, and the Ramey mailbox remain at the end of the dirt driveway today as a symbol of the family's history at the property.

PARKS AND OPEN SPACE'S STEWARDSHIP

For the past 18 years Boulder County Parks and Open Space has maintained the Ramey Homestead property and buildings. The Parks and Open Space Agricultural Division leased the land for grass, hay, and pasture to several tenants up until the September 2013 flood, but the buildings remained empty and unused. The property is managed under the 2004 St. Vrain Creek Corridor Open Space Management Plan.

Parks and Open Space completed numerous historic preservation projects over the years in order to keep the buildings in good condition for the long-term plan to have future public access through an interpretive spur trail along the proposed St. Vrain Greenway Trail, which will extend along St. Vrain Creek from the City of Longmont to the Town of Lyons.

Unfortunately, the September 2013 flood caused major damage to the Ramey Homestead property and buildings. The flood inundated the property under several feet of water for up to a week, with severe scour causing a large amount of soil to wash away downstream because of the high velocity of water in St. Vrain Creek.

All the buildings suffered from flood damage, several more severe than others. The house, buggy shed, chicken house, and privy sustained up to several feet of water inside the buildings, resulting in debris and silt deposits. The scour beneath the granary caused it to dislodge from its original location and float approximately 133 yards to the east before landing in a large scour pit. During the formidable event, the granary lost its east elevation wall, which was never recovered. The barn also sustained major damage as a result of the same scour event as the granary. The scour undermined the east half of the barn, causing it to break in half and topple down into the scour pit. The west half of the barn remained in place.

The Parks and Open Space Department began recovery efforts five months later, with the first project completed on April 24, 2014. The Buildings and Historic Preservation work group temporarily braced the granary with new lumber to stabilize the building, lashed tow straps to the bracing, and pulled the granary out of the scour pit onto tree logs with a frontend loader. The frontend loader then slowly pulled the granary across the scour pit, while rolling it on the logs to a temporary location out of the flood damaged area until it could be transported back to its original location.

⁵⁴ Charles E. Ramey, Letter to Boulder County Parks and Open Space, January 16, 1998.

The second major recovery project focused on the barn. The Buildings and Historic Preservation work group approached the barn project in the same manner as the granary. The crew temporarily braced the dislodged eastern half of the barn to stabilize the building. The crew jacked the dislodged section of the barn up and placed wood cribbing beneath to form a temporary foundation base. On October 10, 2015, the Boulder County Transportation Department arrived onsite with its largest Excavator to lift the braced barn section to an adjacent temporary location out of the flood damaged area until it could be returned to its original location next to the western half of the barn.

From early May until June 2016, the Buildings and Historic Preservation work group completed the large scour area repair around the barn and granary area. Tons of soil had to be transported to the property in order to replace the soil washed away around the barn and granary during the flood. In order to protect the site from future flood scouring, large rocks were buried in the imported soil area. On August 5, 2016, the Boulder County Transportation Department returned to lift the barn section from its temporary location onto a new concrete pier foundation adjacent to the western section of the barn.

Later the same day the Transportation Department lifted the granary with its Excavator from the temporary location and carried the granary 200 feet to its original location before the flood. The Buildings and Historic Preservation work group rolled the granary on I-beams onto its new poured concrete foundation on December 22, 2016. The Buildings and Historic Preservation work group completed all repairs by February 2017.

2. Location

Address(s): 12104 North 61st Street, Longmont, Colorado 80305

3. Classification

Property Ownership: X Public Private Other

Category of Property: Structure X Site District

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

 7 Contributing Resources 2 Non-contributing Resources

The contributing resources are the house, stone cellar, barn, granary, chicken house, privy, and buggy shed. The non-contributing resources are the Clough and True Ditch and Webster McCaslin Ditch. The two ditches are considered noncontributing since owner permission was not plausible to obtain for the landmark nomination.

Narrative Describing Classification of Resources:

The George Washington Webster Homestead is a 20.28-acre tract of land owned by Boulder County and, therefore, meets the definition of public ownership. The property is also the location of an historic activity that possesses historic, cultural, and potentially archaeological value and, therefore, meets the definition of a site.

4. Function or Use

Historic Functions: Agricultural Complex

Current Functions: Not in Use

5. Description

Narrative Describing Resource:

House

The 1861 house is an irregular plan, one-and-one-half-story, side-gabled roof building that faces south. The building measures 15' North-South by 31 ½' East-West. The foundation is rock. A circa 1910 10'-wide shed-roof addition is located at the northeast corner of the house. The addition sits upon a low, rough-formed concrete foundation. A 15'x17' stone cellar building is located at the northwest corner of the building.

The original portion of the house is constructed of hand-hewn logs. This portion is one-room deep and two-rooms wide, with two bedrooms in the upper half-story. The building's exterior is covered with 3"-wide horizontal painted wood siding, with 1"x 4" wood vertical corner posts. The interior walls are lathe and plaster. The side-gable roof is covered with wood shingles, and the eaves are closed. Two gabled dormers, each with a 4-lite wood casement window, are located on the south elevation. The lower south elevation features two 4/4 double-hung sash wood windows with gabled pediments and decorative wood shutters, two wood-paneled entry doors with gabled pediments, and flagstone entry stoops. The west elevation features one 4/4 double-hung wood window with decorative wood shutters in the gable end. The east elevation features one 4/4 double-hung wood window in the gable end, one 4/4 double-hung wood window with decorative wood shutters on the lower elevation, a wood-paneled entry door with metal screen door, and a poured concrete stoop. The north elevation features one 4-lite wood window.

Stone Cellar

The stone cellar is a rectangular plan, one-story, front-gabled roof stone building that faces west. The building measures 15' x 17'. Originally unattached to the house, the circa 1910 northeast corner shed roof addition connected the stone cellar to the house. The stone walls are 1' wide and extend 1½' below grade. The front-gabled roof with closed eaves is covered with wood shingles. The west elevation features a large stone header over a wood-paneled entry door, and the east elevation features one 6-lite wood window.

Privy

The privy is a rectangular plan, one-story, shed-roof building that faces south. The building measures 4'6" x 5'. The wood frame building is covered with vertical wood planks. The shed roof is covered with corrugated metal roofing material. The south elevation features a solid vertical wood plank door with metal strap hinges.

Chicken House

The chicken house is a rectangular plan, one-story, shed-roof building that faces south. The chicken house measures 14' x 28'. The wood frame building features an earth floor with a low concrete perimeter wall foundation. The walls are covered with painted vertical wood planks. The shed-style roof is covered with corrugated metal roofing material. The building has no windows. Two vertical wood-plank doors with metal strap hinges are located on the south elevation.

Granary

The granary is a rectangular plan, one-story, gabled-roof building that faces south. The building measures 16' x 14'. The building rests upon a poured concrete foundation. The wood frame is covered with unpainted vertical wood planks. The roof is covered with corrugated metal roofing material. The building has no windows. A vertical wood-plank door is located on the southeast elevation.

Barn

The barn is a rectangular plan, one-story building oriented in an eastwest direction. The building measures 27' x 47'. The barn appears to have been built in three stages, based upon visual inspection. The building foundation is a new concrete pier system with dry stacked sandstone rocks and river cobbles beneath the sill plates and exterior siding. The building features a combination of hand-hewn, square-cut logs with half-dovetail corner notching and wood-frame construction used in the north lean-to addition. The exterior siding is vertical wood planks. The gabled roof is corrugated metal. The floor is dirt.

The east elevation features a vertical wood-plank hayloft door in the upper gable end and two vertical wood-plank Dutch doors. The south elevation features two window openings and two wood-plank Dutch doors. The west elevation features a vertical wood-plank hayloft door in the

upper gable end, one 4-lite wood window, and one wood-plank Dutch door. The north elevation features four 4-lite wood windows and a centered vertical wood-plank Dutch door.

Buggy Shed

The buggy shed is a rectangular plan, one-story building that faces east. The building measures 14' x 34'. The building sits upon a stone pier foundation and has a dirt floor. The building features hand-hewn round and squared log framing with wood-frame interior supports. The exterior is covered with vertical wood planks nailed to the exterior. The shed roof is covered with corrugated metal roofing material. The north elevation features two square window openings. The east elevation features a large entrance opening that spans the width of the building. The south elevation features a centered 10'x6" large open entrance without doors.

Clough and True Ditch

A segment of the Clough and True Ditch traverses the property from west to east across the middle of the parcel and through the building complex just to the north of the house.

Webster McCaslin Ditch

A segment of the Webster McCaslin Ditch traverses the property from west to east across the southern portion of the parcel.

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: Agriculture, Architecture

Period of Significance: 1861-1998 (agriculture); 1861 (architecture)

Significant Dates:

1860 - George Washington Webster and Charles True arrive in the Colorado Territory
April 30, 1861 - Webster settles on property along St. Vrain Creek
October 1862 - True enlists in the United States Army
March 4, 1865 - Webster purchases 160 acres he settled along St. Vrain Creek
April 22, 1866 - Webster marries Mary Ellen Harp Weisner
June 9, 1865 - George Washington Webster sells 60 of the 160 acres to friend Charles C. True
February 15, 1867 - True marries Lydia “Liddy” Ann Davis
July 1, 1868 - George Washington Webster receives land patent from the United States government
December 31, 1893 - Edwin True marries Elizabeth “Lizzie” May Wellman
May 21, 1894 - True dies at the age of 60, and his son, Edwin, takes over the farm
January 6, 1904 - Webster dies at the age of 70
December 12, 1913 - Liddy True and her children sell the property to Charles and Ellen Dawe
November 2, 1919 - Charles Dawe dies at the age of 51
February 2, 1923 - Dorothy Dawe marries Edwin Edward Ramey
December 4, 1933 - Dorothy (Dawe) and Edwin Ramey purchase the property
October 19, 1947 - Edwin Ramey passes away at the age of 62
February 29, 1992 - Dorothy (Dawe) Ramey passes away at the age of 94
March 8, 1998 - Charles Edmond Ramey dies leaving the farm to his nephew, David Sevier
March 20, 2001 - David Sevier sells the property to Boulder County

Significant Persons:

George Washington Webster
Charles Carl True
Edwin Stoddard True
Charles Dawe
Ellen Dawe
Dorothy Louise (Dawe) Ramey
Edwin Edward Ramey
Charles Edmond Ramey

Statement of Significance:

The property is associated with the early development of agriculture in the Hygiene area and represents an intact small farm complex in the area. Once prolific throughout Boulder County, the small-scale family farm has rapidly disappeared in Boulder County because of increased development and increasing property values. The house and barn are significant for their association with the property’s original owner, an early Pella resident, George Washington Webster. All the agricultural outbuildings are historically and architecturally significant because of their completeness and the fact that they retain their historic physical integrity, dating between the early 1860s through the early 20th century.

The property is historically and architecturally significant to the extent that it would qualify for nomination as a Boulder County Landmark under Boulder County Criterion 1-501-A (1) for its association with the development of early agriculture in Boulder County, under Boulder County

Criterion 1-501-A (3) for its association with early settlers George Washington Webster and Charles Carl True, and Boulder County Criterion 1-501-A (4) for the early construction date and Greek Revival style of the house and the collection of agricultural outbuildings. However, the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties.

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8. Geographical Data

Legal Description of Property: NE1/4 of the SE1/4 of Section 27, Township 3 North, Range 70 West, of the 6th Principal Meridian

Boundary Description: The landmark boundary is defined as the entire 20.28 parcel.

Boundary Justification: The landmark boundary is drawn to encompass the extent of the major surface features and the entire extent of the parcel boundaries.

9. Property Owner(s)

Name: Boulder County

10. Form Prepared By:

Address: P.O. Box 471, Boulder, CO 80306 **Phone:** 303-441-3950

Name: Carol Beam

Address: Boulder County Parks and Open Space, 5201 St. Vrain Rd., Longmont CO 80503

Phone: 303-678.6272 **E-Mail:** cbeam@bouldercounty.org

11. Photos, Maps, and Site Plan

See attached photos and maps

For Office Use Only

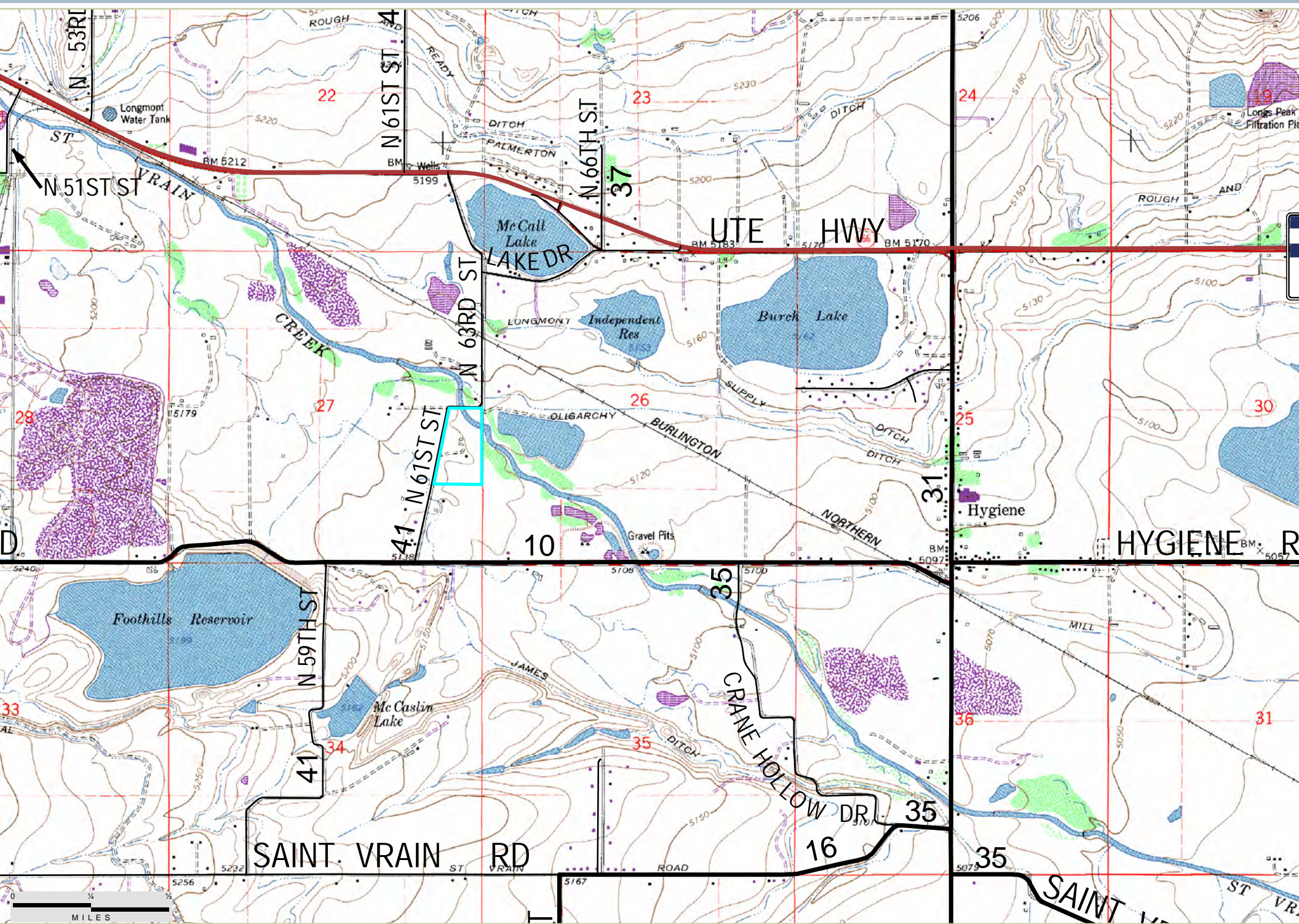
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Parcel Number:

Application Date:

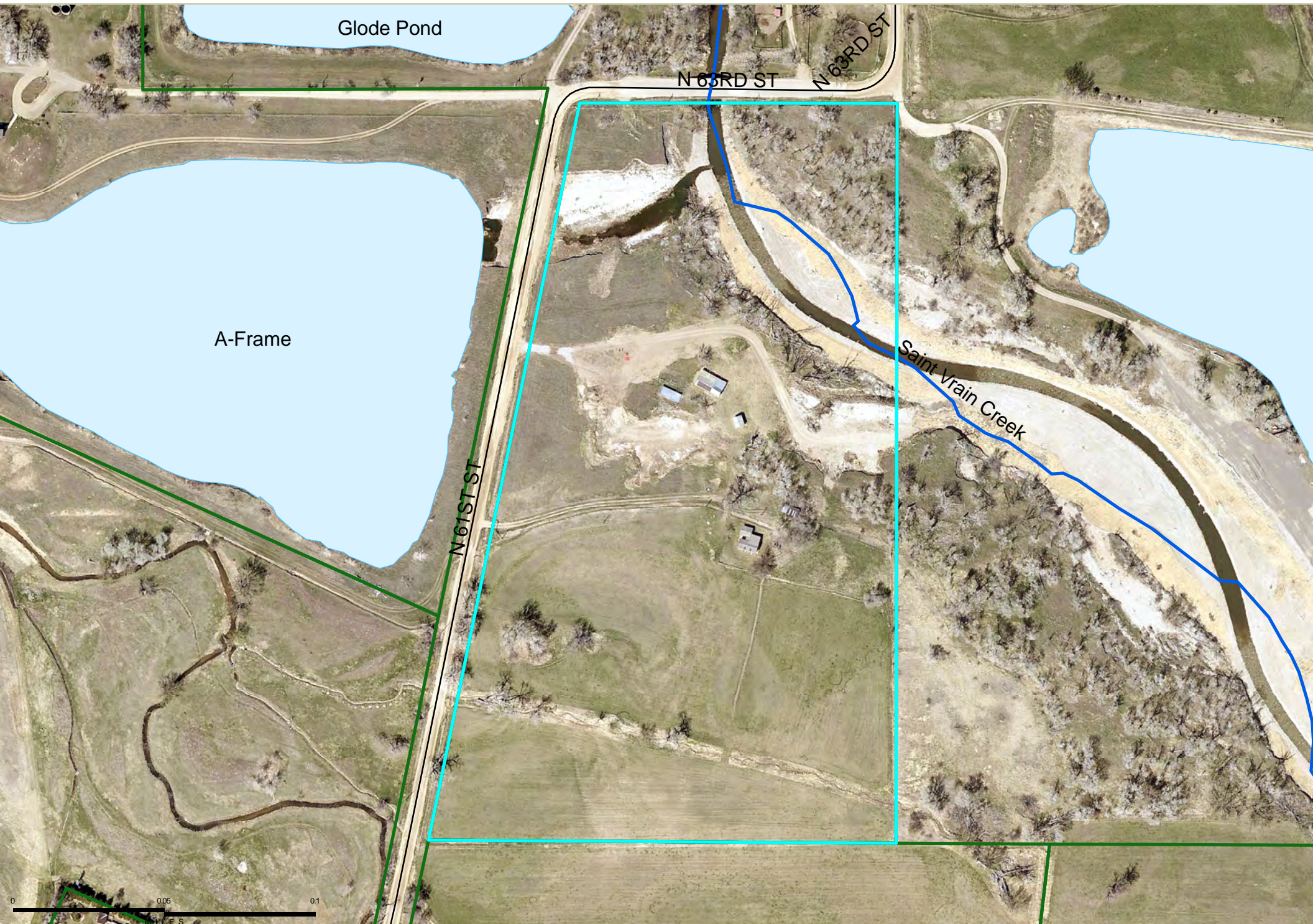
Ramey Homestead - Topo Map 1:24000



Parks & Open Space



Ramey Homestead - Aerial Map 1:2500



Ramey Homestead - Aerial Map 1:700



Parks & Open Space



Barn

Granary

Buggy Shed

Chicken House

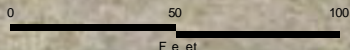
Privy

House

Clough & True Ditch

Saint Vrain Creek

Saint Vrain Creek





House and Stone Cellar – southwest elevation. October 8, 2019



House and Stone Cellar – northeast elevation. October 8, 2019



Chicken House – southwest elevation. October 8, 2019



Chicken House – northwest elevation. October 8, 2019



Privy. Southwest elevation. October 8, 2019



Privy. Northeast elevation. October 8, 2019



Privy. Interior showing wood seat. October 8, 2019



Granary. Southwest elevation. October 8, 2019



Granary. Northeast elevation. October 8, 2019



Barn. Southeast elevation. October 8, 2019



Barn. Northwest elevation. October 8, 2019



Barn interior. Original log section. View facing northwest. October 8, 2019



Barn interior. Original log section. View facing southwest. October 8, 2019



Barn interior. First log addition to the west of the original log section pictured above.
View facing west. October 8, 2019



Barn interior. Lean to north addition. View facing west. October 8, 2019



Buggy Shed. Northeast elevation. October 8, 2019



Buggy Shed. Southwest elevation. October 8, 2019



Buggy Shed. Interior. View to the west. October 8, 2019



Overview of granary (right), barn (center), and buggy shed (left) before September 2013 flood
View to the north. March 15, 2013



Overview of granary (right), barn (center), and buggy shed (left) after September 2013 flood
View to the north. September 20, 2013



Southeast barn damage detail
September 20, 2013



Southeast barn damage detail showing temporary stabilization
March 26, 2014



Eastern barn section prepped to be lifted. View to the southwest. October 5, 2015



Eastern barn section being lifted. View to the south. October 10, 2015



Eastern barn section lowered at temporary location. View to the northwest. October 10, 2015



Barn after eastern section removed. View to the west. October 10, 2015



Granary location in large flood scour area. View to the east. September 20, 2013



Granary location in large flood scour area showing temporary stabilization.
View to the east. March 26, 2014



Parks and Open Space Buildings and Historic Preservation work group moving granary.
Note the logs on the ground in front of the granary that allowed the building to be rolled to temporary location while being pulled by front end loader. View to the northwest. April 24, 2014



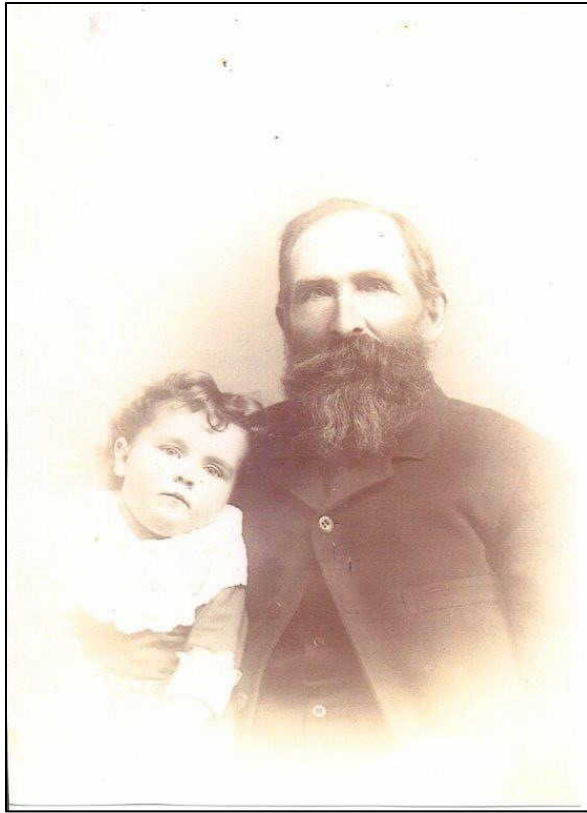
Parks and Open Space Buildings and Historic Preservation work group positioning logs for move.
View to the northwest. April 24, 2014



Granary being pulled by front end loader. View to the east. April 24, 2014



Parks and Open Space Buildings and Historic Preservation work group that safely relocated granary to temporary location. April 24, 2014



George Washington Webster and his daughter, Doretta "Dora."
Dora, born in 1868, could date this photo to circa 1873



Charles and Ellen Dawe with daughters Dorothy (left), Violet (right)
1905. Photo courtesy of Dorothy Ramey in the September 2, 1976 Frank Weaver article



Charles and Ellen Dawe with daughters Dorothy (left), Violet (right)
Undated photo. Dorothy, born 1898, and Violet, born 1896, could date this photo to circa 1910.
Photo courtesy of the Lyons Redstone Museum



Dorothy Dawe at the southeast corner of the house. 1917. Photo courtesy of David and Nancy Sevier



Two unidentified women standing in front of the house. Circa 1919.
Photo courtesy of David and Nancy Sevier



Three unidentified women, possibly Dorothy Dawe on right, standing in front of the house. Circa 1919
Photo courtesy of David and Nancy Sevier



Charles Dawe standing at the southwest corner of the house. Spring 1919
 Photo courtesy of David and Nancy Sevier



Violet Dawe (right) and Flo Murray Bahn (left) in front of the house. Undated.
 Photo courtesy of David and Nancy Sevier



Dorothy (Dawe) Ramey (left), Charles Ramey (middle), Ellen Ramey (right). 1941
Photo courtesy of David and Nancy Sevier



View of the house and stone cellar in snow. View to the south. Photos dated November 8, 1946.
Photo courtesy of David and Nancy Sevier



Dorothy (Dawe) Ramey standing on the west elevation of the house and stone cellar. Photo dated November 1946.
Photo courtesy of David and Nancy Sevier



House. South elevation. Boulder County Assessor photo. Circa 1949



David Sevier (Ellen Dawe's son) and Teddy on the front stoop of the house. Photo dated January 1951
Photo courtesy of David and Nancy Sevier



David Sevier (Ellen Dawe's son) in the window and Teddy sitting outside the house. Photo dated 1951
Photo courtesy of David and Nancy Sevier



#199B-CHAS. RAMEY HOME - CRANE HOLLOW - 6-13-54

Charles Ramey standing on the sidewalk in front of the house. June 13, 1954
Photo courtesy of David and Nancy Sevier



Dorothy (Dawe) Ramey standing on the front stoop of the house. Undated.
Photo courtesy of David and Nancy Sevier



Aerial view of the property showing the house and outbuildings. Undated. Photo courtesy of David and Nancy Sevier



Charles Ramey (left), Donald M. Gray (middle), Dorothy Ramey (right) August 18, 1987
Photo courtesy of the Lyons Redstone Museum