



Community Planning & Permitting

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

MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

THURSDAY, SEPTEMBER 3, 2020 AT 6:00 P.M.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Historic Preservation Advisory Board webpage in advance of the hearing (www.boco.org/HPAB).

This agenda is subject to change. Please call ahead or check the Historic Preservation Advisory Board webpage to confirm an item of interest (303-441- 3930 / www.boco.org/HPAB). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

Information regarding how to participate in this virtual meeting will be available on the Historic Preservation Advisory Board webpage in advance of the hearing (approximately June 25th) at www.boco.org/HPAB. There will be opportunity to provide public comment remotely on the subject dockets during the respective virtual Public Hearing portions for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to historic@bouldercounty.org. Please include the docket number of the subject item in your communication. Call 303-441-3930 or email historic@bouldercounty.org for more information.

Notice is hereby given that a Public Hearing will be held by the Boulder County Historic Preservation Advisory Board (HPAB) at 6:00 pm to consider the following agenda:

1. Citizen participation for items not otherwise on the agenda
2. Building Permit Reviews for Structures 50 Years of Age and Older
3. Landmark:
 - a. **Docket HP-20-0004: Red Lion Inn**
Request: Boulder County Historic Landmark Designation of the site
Location: 38470 Boulder Canyon Drive, in Section 34, Township 1N, Range 71W of the 6th Principal Meridian.
Zoning: Forestry (F) Zoning District
Owner/
Applicant: Stephen D Tebo
4. Referral:
 - a. **Docket SPR-20-TBD: 5 Kneale Road**
Request: Preliminary review of cabin in anticipation of SPR for deconstruction and a new building
Location: 5 Kneale Road
Zoning: Forestry (F) Zoning District
Owner: Beverly J Boxberger Trust
Agent: Greg Uitto
5. Other Business



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 3, 2020 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-20-0004: Red Lion Inn

Request: Boulder County Historic Landmark Designation of the site
Location: 38470 Boulder Canyon Drive, in Section 34, Township 1N, Range
71W of the 6th Principal Meridian.
Zoning: Forestry (F) Zoning District
Owner/
Applicant: Stephen D Tebo

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 Red Lion Inn site has been submitted by Tebo Properties on behalf of the owner, Stephen Tebo. The site is a 10.36-acre parcel and includes 7 contributing resources and 4 non-contributing resources.

The contributing resources include the following:

1. Main Lodge
2. Cabin #1
3. Cabin #2
4. Cabin #3
5. Cabin #4
6. Cabin #5
7. Storage Shed

The non-contributing resources include the following:

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner

1. 1980s Apartment Building
2. Septic Building
3. Circle Depression
4. Misc. Shed

Timothy and Isabella Blanchard, early Colorado settlers and ranchers, homesteaded the property along Boulder Creek and, at an unknown date, began the resort known as Blanchard Lodge. By 1920, John C. Doherty, a recent arrival from Maine, began working at the lodge. In the spring of 1927, Doherty married Blanchard's daughter, Elizabeth, and they took over the business. Over the next 40 years they further developed the property by constructing several buildings including the Craftsman-style main lodge around 1930 and numerous guest cottages. The Dohertys donated a right-of-way across their property for Chapman Drive, the road up the west side of Flagstaff Mountain, which presumably contributed to why the Boulder Chamber of Commerce and US Bureau of Public Roads commemorated Doherty's public service contributions with a park in his memory just east of the State Highway 119 tunnel in Boulder Canyon.

Chris Mueller purchased the property in 1963 and eliminated the overnight accommodations to focus on the restaurant renaming it Red Lion Inn. The existing cabins were converted into long-term rental units. Local developer, Stephen Tebo, bought the property in 2014 and has partnered with Wedgewood Events Center to refocus the property.

On July 2, 2018, a subcommittee of the HPAB had a preliminary discussion on the eligibility of the property and, although some of the buildings have been altered, they felt that overall, the property should be considered eligible for landmark status. On February 19, 2020, a subcommittee of the HPAB reviewed the property and found the main lodge the 5 cabins and the storage shed to be eligible for landmark status under Criteria 1 and 4. They then reviewed docket LU-19-0030: Red Lion Inn Use of Community Significance and gave their support for the docket with the condition that the eligible structures be landmarked with Boulder County.

SIGNIFICANCE

The property may qualify for landmark designation under Criteria 1, 3 and 4. Criterion 3 has been added to the landmark application by the applicants as it was alluded to on the Architectural Inventory Form.

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 20th century tourism 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 John C. Doherty and his public service contributions.

Criterion 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 its Craftsman (Arts & Crafts) style of architecture.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-20-0004: Red Lion Inn** under Criteria 1, 3 and 4 and subject to the following conditions:

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

Boulder County Land Use Department


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

Vicinity


38470 BOULDER CANYON DR

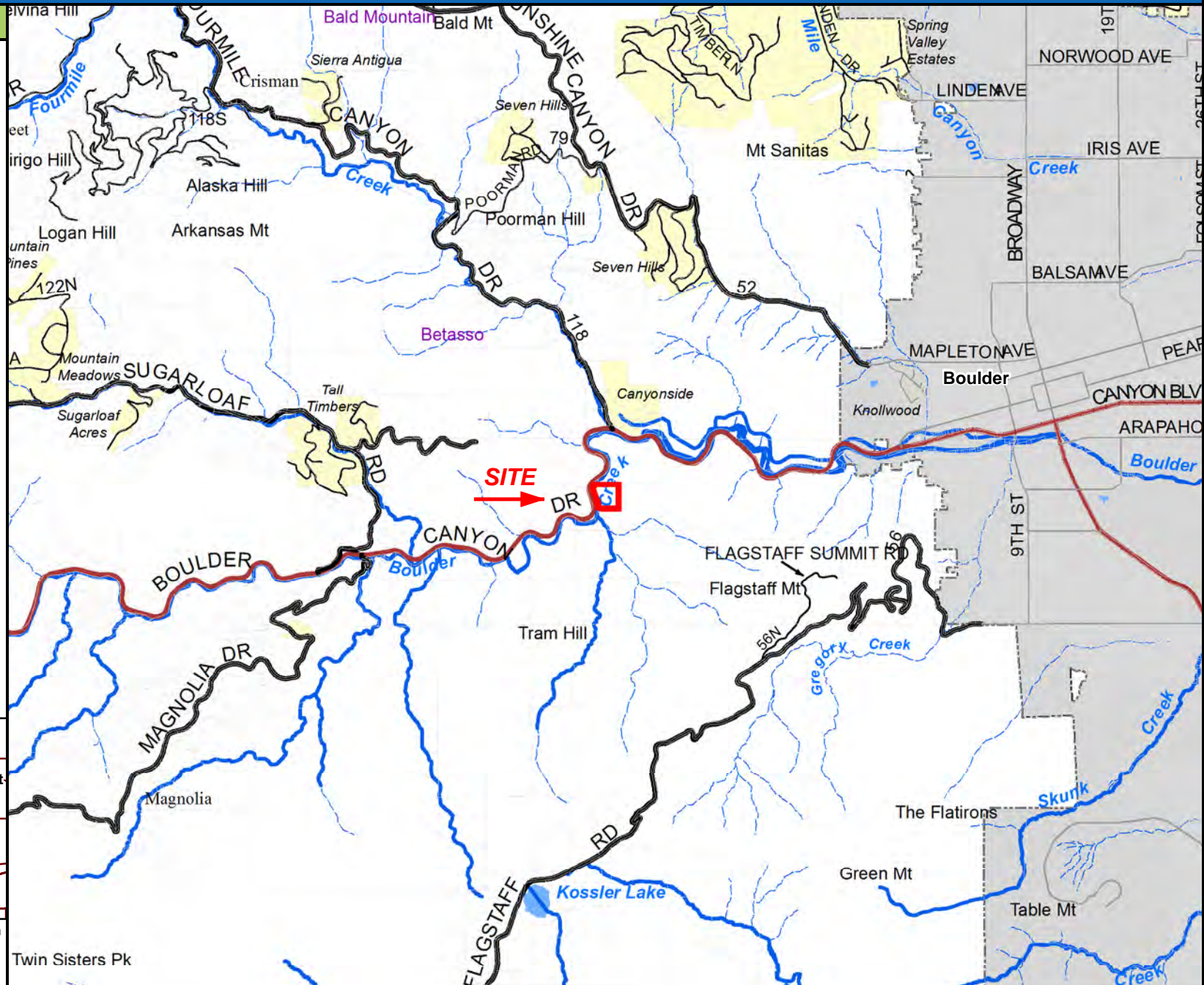
Legend

 Subject Parcel

 Municipalities

Subdivisions

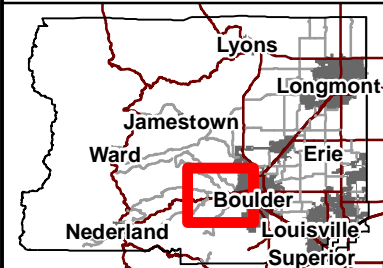
 Subdivisions



0 4,000
Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 11/22/2019



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Boulder County Land Use Department

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

Aerial

38470 BOULDER CANYON DR

Legend

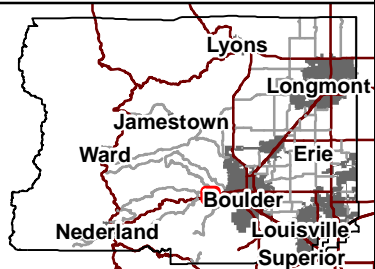
 Subject Parcel



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Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 11/22/2019



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Boulder County Land Use Department

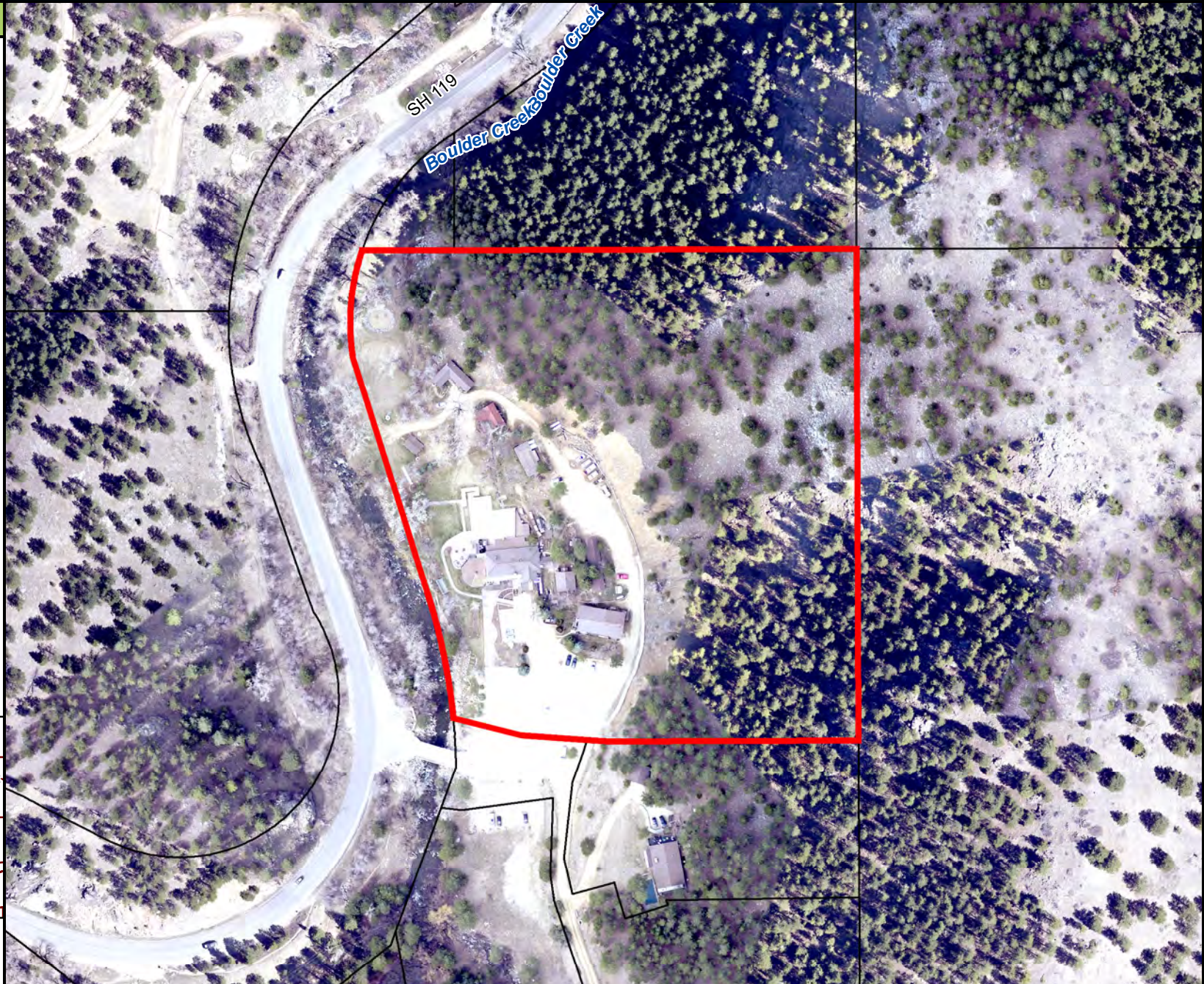
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

38470 BOULDER CANYON DR

Legend

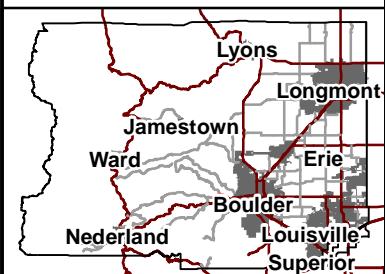
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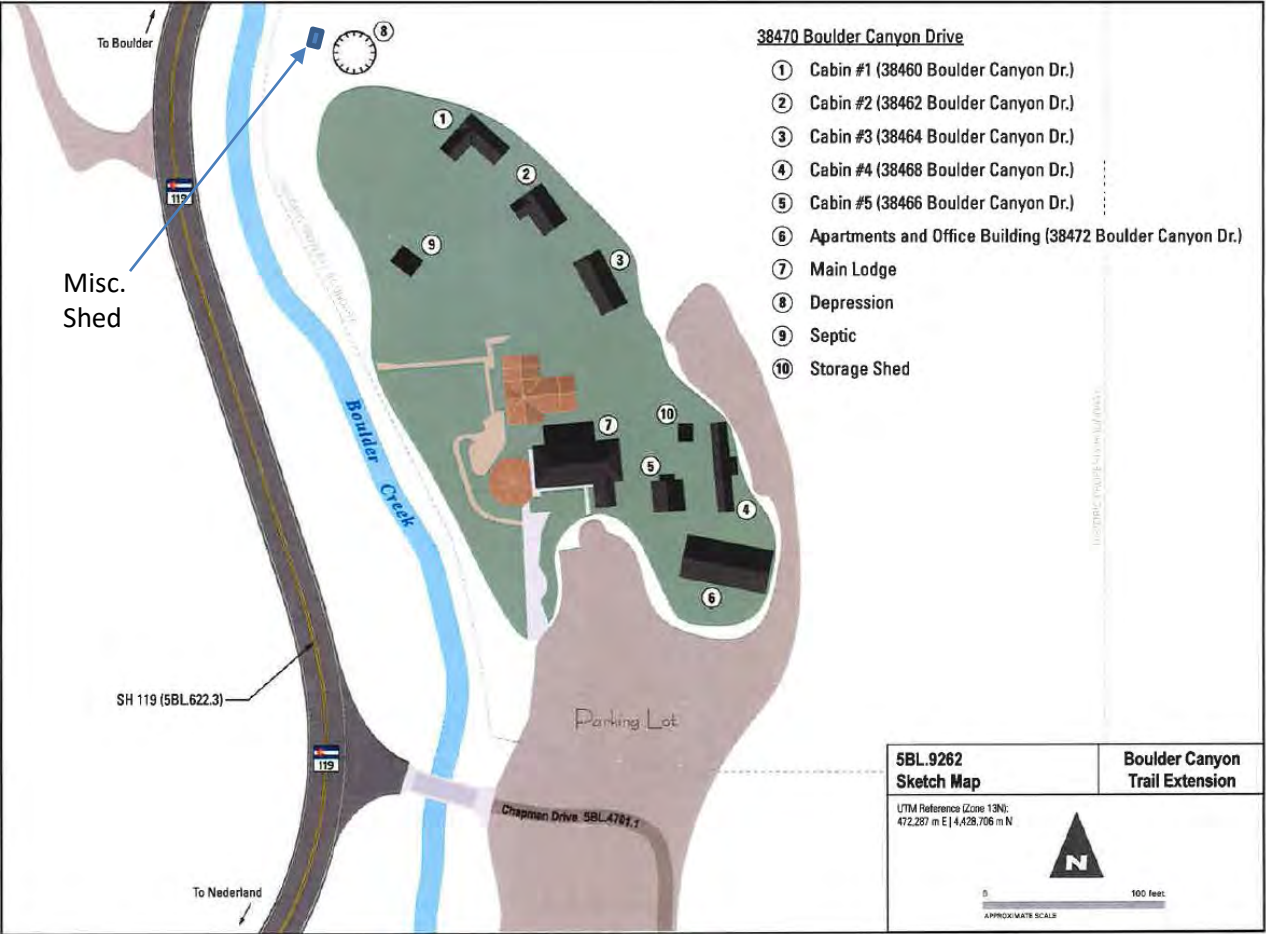
NORTH 1 inch = 200 feet

Area of Detail Date: 11/22/2019



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Site Plan





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: Blanchard Inn

Other Names: *Red Lion Inn*

2. Location

Historical Narrative: See attached

Address(s): 38470 Boulder Canyon Drive, Boulder CO

3. Classification

Property Ownership: ☐ Public ☒ Private ☐ Other

Category of Property: ☒ Structure ☐ Site ☐ District

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

☐ Contributing Resources ☐ Non-contributing Resources

Narrative Describing Classification of Resources:

See attached

4. Function or Use

Historic Functions: Residential lodging / Recreation / Hotel

Current Functions: Residential

5. Description

On February 19, 2020, a subcommittee of the Historic Preservation Advisory Board reviewed the property at 38470 Boulder Canyon Drive. They found the site to be eligible for landmark status under Criteria 1 and 4. They then reviewed docket LU-19-0030: Red Lion Inn Use of Community Significance and gave their support for the docket with the condition that the eligible structures be landmarked with Boulder County.(not the 1980s apartment/office building or the septic building.)

Narrative Describing Resource: The main lodge building is an irregular plan, two-story structure that faces north onto Boulder Creek. The main entrance is located on the west elevation with a non-historic wood panel double door. Rough faced stone columns in a random pattern are located on both the sides of the entrance. The main roof configuration is hipped with brown asphalt shingles. There are additions on every elevation with various roof configurations that remain below the main roof ridgeline. The primary external wall materials are a combination of brown painted simple drop siding, wood shingle and stone. The foundation material was not determined. There are two stone and one brick chimneys. A large painted brown wood deck with tightly spaced horizontal wood rails wraps around the north and west 2nd story elevations. The windows are a mixture of materials and sizes due to the extensive alterations since the building's construction.

6. Statement of Significance

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

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

Areas of Significance: Entertainment/Recreation

Period of Significance: 1927-1963

Significant Dates: 1927-1963

Significant Persons: Comprised of a main lodge, 5 historic cabins, two non-historic buildings, the complex is a fairly intact example of an early 20th century resort complex. The Blanchard Lodge is significant relative to Boulder County Criterion 1 for its long association with the

development of early 20th century tourism in Boulder County, Boulder County Criterion 3, for John C. Doherty's public service contributions to Boulder County, and Boulder County Criterion 4, for its representation of the Craftsman and Bungalow style of architecture.

7. Bibliographical References

8. Geographical Data

Legal Description of Property:

P.M. 6th Township 1N Range 71W
1/NE 4 of SW ¼ of NE 1/4 of section 34

Boundary Description: The property is comprised of 10-acre parcel along the south side Boulder Creek.

Boundary Justification: *Remaining Portion of property*

9. Property Owner(s)

Name: Stephen Tebo

Signature: *Stephanie Wirth*

Address: 3111 28th St, Boulder CO 80301

Date: 7/31/2020

Phone: 303-447-8326

E-Mail: swirth@teboproperties

10. Form Prepared By:

Name: Stephanie Wirth, Project Manager at Tebo Properties

Address: 3111 28th Street Boulder, CO 80301

Phone: 303-447-8326

E-Mail: swirth@teboproperties.com

For Office Use Only

Docket Number:

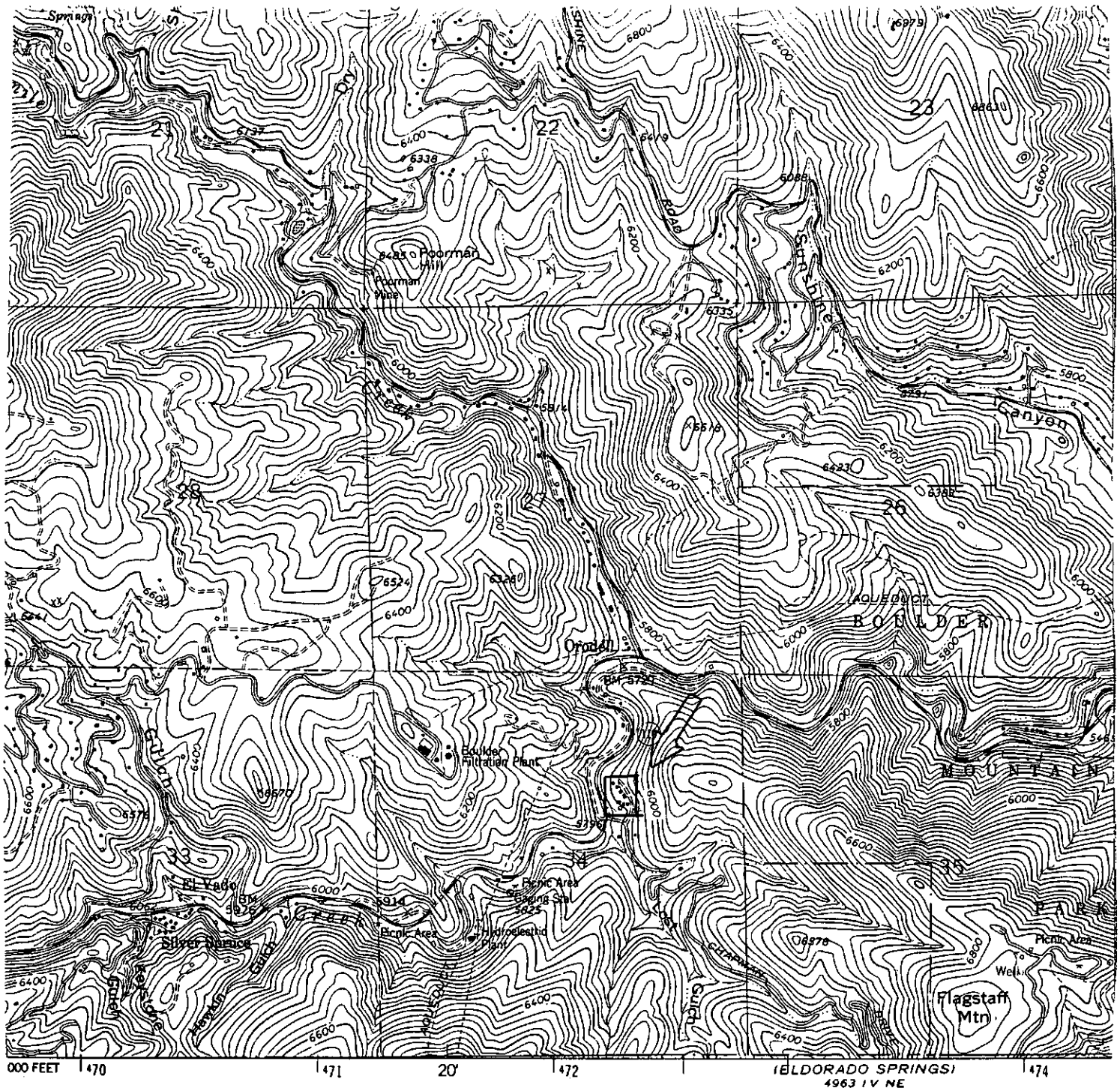
Assessor ID:

Parcel Number:

Application Date:

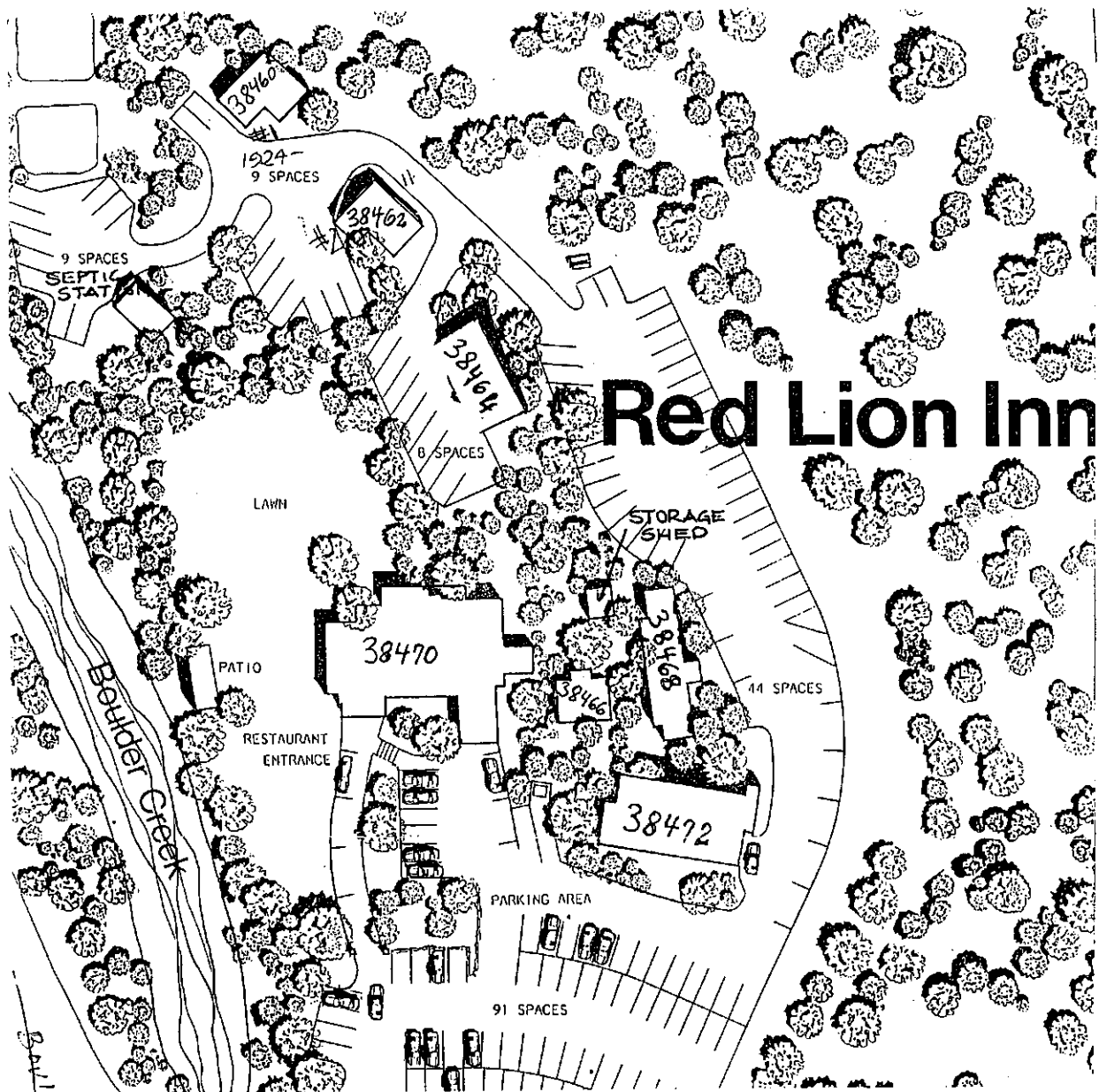
11. Photos, Maps, and Site Plan – see attached

Architectural Inventory Form
USGS Quad Map



ical Survey

Architectural Inventory Form
Site Map





5BL.9262
38472 Boulder Canyon Dr. Boulder
Storage Shed
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 18
west elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Cabin 5
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 18
east elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Cabin 4
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 17
north elevation



5BL.9262

38472 Boulder Canyon Dr. Boulder

Cabin 3

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam – 8/2002

Roll 7 Frame 13

east elevation

5BL.9262

38472 Boulder Canyon Dr. Boulder

Main Lodge

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam – 8/2002

Roll 7 Frame 23

east elevation

5BL.9262

38472 Boulder Canyon Dr.

Boulder

Main Lodge

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam – 8/2002

Roll 7 Frame 22

west elevation



5BL.9262

38472 Boulder Canyon Dr. Boulder
Cabin 3

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam – 8/2002

Roll 7 Frame 12

north elevation

5BL.9262

38472 Boulder Canyon Dr. Boulder
Cabin 4

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam – 8/2002

Roll 7 Frame 15

north elevation

5BL.9262

38472 Boulder Canyon Dr. Boulder
Cabin 2

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam – 8/2002

Roll 7 Frame 11

east elevation



5BL.9262
38472 Boulder Canyon Dr. Boulder
Cabin 3
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 14
north elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Cabin 2
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 9
north elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Cabin 2
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 10
northwest elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Cabin 4
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 16
north elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Apartments & Office Building
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 20
west elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Cabin 1
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 8
west elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Apartments & Office Building
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 21
west elevation

5BL.9262
38472 Boulder Canyon Dr. Boulder
Main Lodge
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam – 8/2002
Roll 7 Frame 24
west elevation

Elizabeth Doherty

Elizabeth Blanchard Doherty, 2121 Mesa Drive, died Friday in the Mesa Vista Sanatorium. She was 92.

She was born June 24, 1887, in Boulder to Timothy and Isabella Vernatti Blanchard. Educated in Boulder, she managed the Blanchard Lodge, now the Red Lion Inn for many years.

She is survived by her sister, Gertrude Finkbinder of Casper, Wyo., and many nieces and nephews. Mrs. Doherty was preceded in death by her husband and her son. *22 Mar 1982*

Funeral services will be Monday at 10 a.m. at the Sacred Heart of Jesus Catholic Church, with the Benedictine Fathers of Sacred Heart officiating. Burial will be at the Green Mountain Cemetery.

Howe Mortuary is in charge of arrangements.

Charles Dohman

3 July 1976
Charles John Dohman, 23, of 2541 Yarmouth, drowned Wednesday afternoon at Mesa Reservoir. He was born Jan. 21, 1953 in Chicago, Ill.

He attended Wisconsin State University and moved to Boulder two years ago from Chicago. He was a stock boy at King Soopers and was a member of Karma Dzung Buddhist Center.

He is survived by his mother, Mrs. Therese Dohman, Calumet City, Ill., four brothers; Harry, Calumet City; Lawrence, Chicago Heights, Ill.; Thomas, Corvallis, Ore.; and David, Calumet City. He is also survived by a sister, Therese M. Dohman, Calumet City.

Funeral services were held Friday at the Karma Dzung Center.

Nellie M. Dolan

Nellie M. Dolan, 1540 High St., died Saturday in Boulder Manor Nursing Home. She was 85.

A lifetime resident of Boulder, Mrs. Dolan was born to Joseph J. and Nellie (Blythe) McCabe, in 1892. She married Frank Dolan in 1916. He died in May, 1962. *30 Oct 1977*

She attended Boulder Preparatory School; Mount St. Gertrude Academy in Boulder, and graduated from the University of Colorado. She was a member of the Sacred Heart of Jesus Church and Altar Society.

Mrs. Dolan is survived by one son, Joseph Dolan, a Boulder attorney; one daughter, Mary Katherine Strouth of Boise, Idaho; seven grandchildren and four great-grandchildren.

Requiem mass will be held in Sacred Heart of Jesus Church at 10 a.m. Wednesday, with Benedictine fathers officiating. A Rosary will be said at 7 p.m. in the Howe Mortuary chapel. Interment will be at Green Mountain Cemetery.

Ferne R. Dolan

Mon 8 Feb 1982:4
Ferne Reitzel Dolan, of Denver and formerly of Boulder, died Jan. 20 at St. Joseph Hospital in Denver, following a stroke. She was 85.

Mrs. Dolan was born Nov. 19, 1896, in Diller, Neb., and spent her childhood there. After moving to Colorado, she attended Colorado Springs High School, graduating in 1914. She later graduated from Colorado State Teachers College (now the University of Northern Colorado) in Greeley, and was an elementary school teacher.

She married Lawrence J. Dolan on Aug. 18, 1920, and settled in Baggs, Wyo., before moving to Cheyenne, Wyo., and to Craig, Grand Junction and Boulder. A homemaker, she moved to Denver in 1947.

Survivors include a daughter, Patricia Hilyer of Arvada; and three sons, Robert and Joseph, both of Denver, and Lawrence of Billings, Mont. A son, Gerald, was killed on active duty during World War II. Her husband died in June 1956.

Burial was in Boulder. Contributions may be made to the St. Vincent de Paul Society, Little Flower Conference, 2809 Larimer St., Denver 80205.

John Dolan

John Martin Dolan of Santa Barbara, Calif., died Saturday in an auto accident in San Bernardino, Calif. He was 27. *2 July 1979*

Complete obituary and funeral information will follow. Crist Mortuary is in charge of arrangements.

Marty Dolan

Marty Dolan, a long-time Boulder resident, died in an auto accident in Riverside, Calif., June 29. He was 27.

He was born to Samuel H. and Roberta Jayroe Dolan in Denver on Feb. 3, 1952. He moved to Costa Mesa, Calif., two years ago. *4 July 1979*

Mr. Dolan is survived by his parents; two brothers, Duffy and Bob Dolan, both of Boulder; a sister, Toni Dolan of Boulder; and a maternal grandmother, Beulah Jayroe of Roxbury, Conn.

Memorial service will be held at 7 p.m. Thursday at Crist Mortuary Chapel. Service will conclude at the chapel. Contributions in his memory may be made to the Colorado Heart Association, 4521 E. Virginia Ave., Denver, 80222. Crist Mortuary is in charge of arrangements.

Wed 28 Aug 85:2C

Emmy Dolder

Emmy Louise Dolder of 2455 10th St., Boulder, died Tuesday at Beverly Manor Nursing Home. She was 84.

Miss Dolder was born in Otten, Switzerland, on July 27, 1901. She was the daughter of Adolph and Emma Bohrer Dolder.

Miss Dolder worked as an interpreter for the U.S. Army during World War II.

She then was an administrator for the Switzerland Cheese Association in New York City for more than 20 years. She retired in 1966.

Miss Dolder was a member of the Women's Overseas League and attended Unity Church.

Survivors include two nephews, Frederick Dolder of Boulder and Urs Dolder of Hagendorf, Switzerland; and one niece, Annegret Meiling-Dolder, also of Hagendorf.

No services have been scheduled.

Howe Mortuary is handling arrangements.

Michael Dolan

Sun 30 Oct 1983
Michael Lawrence Dolan of 1489 Sunset Blvd. died Monday in Boulder. He was 34.

Mr. Dolan was born May 5, 1949, in Boulder, the son of Joseph and Doris Dolan.

He was a graduate of Boulder High School and Mesa College.

He worked as manager of Vista Village Mobile Home Community.

Mr. Dolan is survived by his parents of Boulder; two brothers, Timothy J. Dolan of Metairie, La. and Patrick J. Dolan, a U.S. Marine stationed in Okinawa; two sisters, Barbara J. Dolan of Boulder and Nancy A. Dolan of Arvada.

A rosary will be recited today at 7 p.m. at the Sacred Heart of Jesus Catholic Church by the Rev. Louis Kirby of that church.

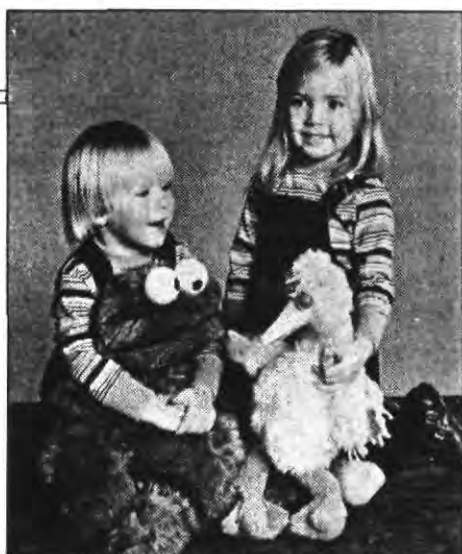
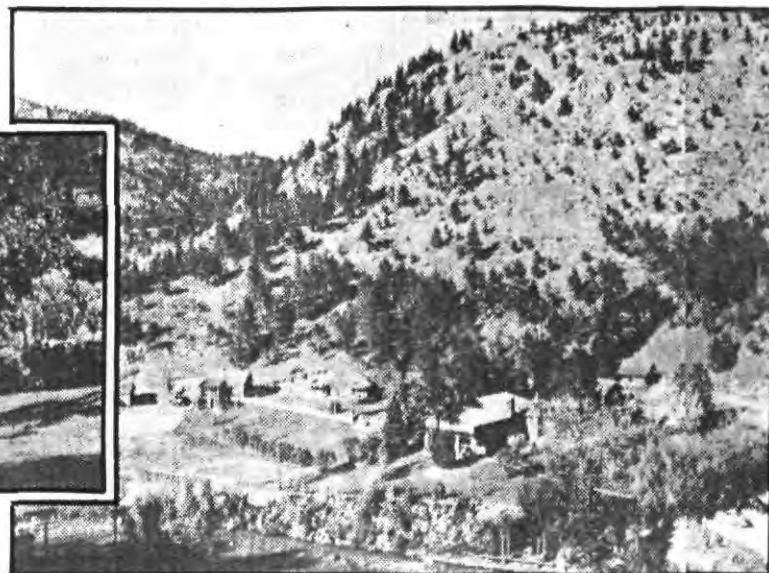
A Mass will be celebrated Monday at 10 a.m. at the church.

Services will conclude at the church.

In lieu of flowers, contributions can be made to the Sacred Heart of Jesus Catholic Church, 316 Mapleton Ave., Boulder 80302.

Howe Mortuary is handling arrangements.

Blanchard Lodge was ideally located on the sunny southern slope of a wide spot in Boulder Canyon, now the site of the Red Lion Inn.



Look!
We had our picture
taken with a TV star!
Big Bird!

Choose one 5x7
or 4 wallet sizes
in natural color,
just 1.95.

Come, have your child's photo taken with one of the gang from Sesame Street™. Pick Big Bird, Cookie Monster, or Bert and Ernie stuffed characters.

Select from several different poses. Copies and enlargements available at higher prices. Two or three children (to age 12) in one photo, 2.98.

No appointment necessary. Charge it

Blanchard Lodge, a favorite Boulder resort

IT DID not take Boulder County pioneers long to realize that the mountains offered more than just the metals in their veins and streams. They offered

beauty, and peace, and relaxation.

Before many years had passed, visitors from other parts of the country were also discovering the joys of

vacationing in the Colorado Rockies. As early as the mid-1870s the resort known as Springdale had been built on Lefthand Creek, and the mining camp of

THE CARPET SHOPS Ltd.

MAKES

DECORATING EASY.

OPEN TODAY:

Noon - 6

Magnolia was called "a perfect spot for a summer vacation." People began flocking to the mountains.

For over 40 years a favorite resort near Boulder — for locals and tourists alike — was Blanchard Lodge, presently the Red Lion Inn.

Located three miles up Boulder Canyon, the lodge nestles at the foot of Flagstaff, little more than a stone's throw from Boulder Creek. It is situated on land originally homesteaded by Timothy W. Blanchard who, for many years, operated a cattle ranch in Boulder Canyon.

In the fall of 1919, John C. Doherty came to Colorado for his health. The next spring he took a job as manager of a small resort that Blanchard had built on his Boulder Creek property.

Doherty had been introduced to the resort business in Maine. Born in Old Town, he spent his early years in that city. When he was 21, he went to Moosehead Lake, a Maine resort. He spent several years working at Moosehead, then returned to Old Town and went into the baking business.

He contracted influenza during the epidemic, and, after a long illness, he de-

cided to come West to regain his health.

In the spring of 1927 Doherty married Blanchard's daughter, Elizabeth. The youngest of the Blanchard children, Elizabeth had long dreamed about seeing the resort expanded. After their marriage the couple worked together to develop the area and the facilities.

Doherty himself did most of the construction work on the log and stone lodge. He also built a number of cabins and put in a lawn and gardens. During the winters he used his woodworking skill in making tables, lamps, and other items for the lodge and cottages.

When the Dohertys completed their projects, they had accommodations for 40 overnight guests and dining space for 150 people. Cottages and rooms in the lodge, rented by the day, the week, or the month, and prices included three meals a day at the lodge. The Dohertys also planned weekly steak fries on the top of Flagstaff for their guests.

Besides serving resident guests, the dining room also catered to the general public. During the summer months it was a popular place for Boulder people,

and people from other towns in this area, to go and to take their out-of-town guests. Throughout the winter the Dohertys provided banquets for groups, averaging three to four such dinners a week.

There was a special feeling of warmth and hospitality at Blanchard's Lodge. The big stone fireplace burned a cheery fire (except when the weather was too warm); the wicker and leather furniture and varnished wood floors radiated a homey glow; and the food was just like grandmother used to cook — only better.

Doherty died in 1947, but Mrs. Doherty continued to operate the resort for a number of years. She hired a couple who lived at the lodge and did the cooking, and she herself did all of the grocery buying and supervised the kitchen.

During the winters, the Doherty's son Neil and three University of Colorado students helped at the lodge. In the summer, the staff increased to about 14 students. Neil Doherty was

killed in Korea in 1951.

As a tribute to John Doherty for his many public services, the Boulder Chamber of Commerce and the U.S. Bureau of Public Roads in 1955 dedicated a park in his memory. The park, located just east of the Boulder Canyon tunnel, was equipped with concrete picnic tables, benches and fireplaces, and a stone marker and bronze plaque commemorating Doherty's services.

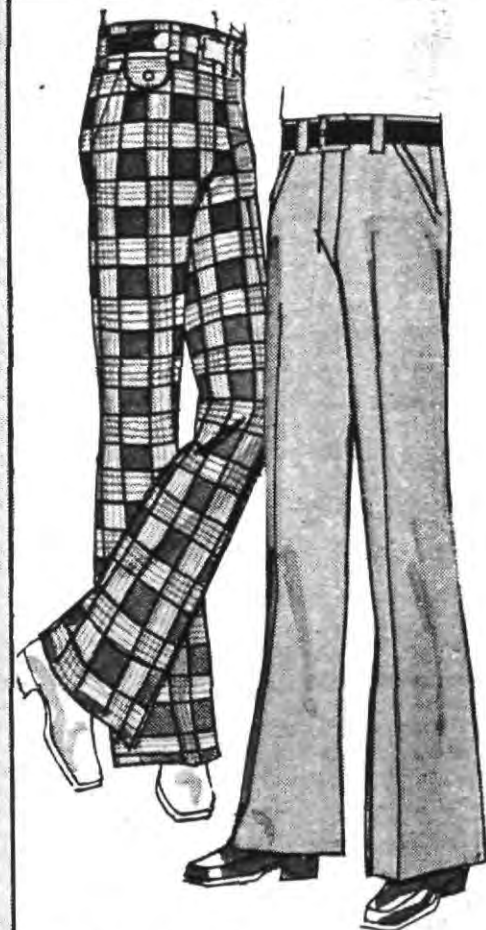
Doherty was a leader in securing the first appropriation for improvement of the Boulder Canyon road, and for committing the Bureau of Public Roads to a yearly program of road work. He served many terms as a director of the Boulder Chamber of Commerce, and was often a member of state and local highway committees.

Mr. and Mrs. Doherty donated the right of way across their property for the road up the west side of Flagstaff Mountain (Chapman Drive.)

Mrs. Doherty, a resident

at Mesa Vista Sanatorium, birthday at a party at the home in June, 1977.

SLACKS 25% OFF



Save on wool, wool mixes and polyesters during our winter slack sale. Beautiful solids, plaids and checks in the colors of the season.

Were	NOW
\$42.50	\$31.87
22.50	16.87
18.00	13.50
13.00	9.75

Free Validated Parking

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CARDS CANDY GIFTS & INTERIORS

Hallmark CARDS & PARTY GOODS



There's a
touch of the grand
in all our pianos.

**SALES
SERVICE
RENTALS
LESSONS**

Some things never change and shouldn't. Like the feel of a grand piano. The 10 mm key dip feel that's been universal for over 100 years.

It is the touch for the maestro. Yet comfortable for a beginner.

So, at Yamaha, we won't change. No matter what size or kind the pianos are. Our uprights and consoles and grands all offer the same grand piano standard.

Open winter and summer

Blanchard Lodge

Boulder, Colorado

Phone 1463

ALTITUDE 5,850 FEET



Four miles from Boulder up Boulder
Canyon on Boulder Creek.
Thirty-five miles from Denver.
Sixty minutes from Denver.

BUY your ticket direct to Boulder, as it is a common passenger point accessible from Denver over either the Colorado and Southern Railroad or Denver and Interurban Motor Co. buses, running from 1730 Glenarm St., nearly every hour.

Kite and Glacier Route buses take you to the Lodge, starting from the Interurban Motor Co. bus station at 1921 Twelfth St., Boulder.

Rooms in the Lodge are \$3.50 and \$4.00 per day, \$20.00 to \$25.00 per week and \$75.00 to \$95.00 per month. In the cottages: \$3 00 to \$3.50 per day, \$18.00 to \$20.00 by the week and \$65.00 to \$75.00 by the month for one person. Rates for two in one room. All prices include meals.

We serve fresh vegetables, fruits, milk, and chickens. We have modern conveniences, such as electric lights, bath, etc.

There are good auto roads from Denver to Boulder and from Boulder past the Lodge, to points of interest, such as Estes Park, various small mining towns, the Arapahoe Glaciers, Moffat Tunnel and many other lovely mountain spots can be reached by auto in a one-day trip from the Lodge.

There are also many trails off of the main highway where delightful hikes may be taken. If you expect to do much walking a pair of walking shoes or boots and knickers should form a part of your clothing.

Persons with infectious diseases are not taken.



Schedule *of* Trips

to be taken
from

BLANCHARD LODGE

in a

LICENSED, INSURED CONVEYANCE



John C. Doherty and Elizabeth Blanchard Doherty

BLANCHARD LODGE

BOULDER, COLORADO

"Colorado P. U. C. No. 371"

PASSENGER TARIFF, ROUND-TRIP RATES, AND MILEAGE CHART

Between BLANCHARD LODGE and	Per Passenger	Minimum Per Car	Round-Trip Mileage
FLAGSTAFF MOUNTAIN.....	\$ 1.00	\$ 5.00	18
BOULDER FALLS75	3.75	10
NEDERLAND	2.00	10.00	28
HESSE.....	2.50	12.50	38
ARAPAHOE GLACIER.....	3.50	17.50	52
BLACKHAWK AND CENTRAL CITY	4.00	20.00	60
RAINBOW LAKES.....	3.50	17.50	54
BRAINARD LAKE.....	4.50	22.50	64
EAST PORTAL OF MOFFAT TUNNEL	3.25	16.25	48
GOLD HILL or BIG HORN MOUNTAIN Via Four-Mile Canon, returning via Sunshine Canon, or vice versa.....	3.00	15.00	26
WARD: Via Nederland, returning via Left-Hand Canon or vice versa, or Gold Hill and Big Horn Mountain....	4.00	20.00	57
ESTES PARK: Via Lyons, South St. Vrain, returning via North St. Vrain, or vice versa....	6.00	35.00	91
Via Boulder Canon, Nederland, Ward Peaceful Valley, returning via Big Thompson Canon, or vice versa.....	8.00	40.00	132
Via Lyons and the South St. Vrain, returning via Big Thompson Canon, or vice versa.....	7.00	35.00	124
Via Lyons and the North St. Vrain, returning via Big Thompson Canon, or vice versa.....	6.00	35.00	111

IDAHO SPRINGS:

Via Boulder Canon, Rollinsville, and
Central City, returning via Denver
Mountain Parks and Lookout Mt.

Per Passenger	Minimum Per Car	Round-Trip Mileage
\$7.00	\$35.00	125

GRAND LAKE:

Via Boulder Canon, Rollinsville, Cent-
ral City and Berthoud Pass, returning
to Idaho Springs; through Mountain
Parks, over Lookout Mountain and
Denver; or vice versa.....

15.00	75.00	253
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Via Boulder Canon, Rollinsville, Cent-
ral City, Idaho Springs and Berthoud
Pass, returning via Milner Pass and
North St. Vrain.....

21.00	105.00	207.7
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Via Boulder Canon, Rollinsville, Cent-
ral City, Idaho Springs and Berthoud
Pass, returning via Milner Pass and
South St. Vrain.....

22.00	110.00	223.7
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MOUNT EVANS:

Via Boulder Canon to Nederland,
Rollinsville, Central City, and Idaho
Springs; then to Bergen Park and
Mt. Evans, returning through Denver
Mounnain Parks, over Lookout Mount-
ain, through Denver.....

10.00	45.00	156
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The CARRIER will also furnish round-trip sight-seeing tours to points
desired by patrons but not listed above, the rates being fixed upon basis of
distance, time, and number of passengers on a minimum basis of 25c per mile.



Resource Number: **5BL.9262**
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

I. IDENTIFICATION

1. Resource number: **5BL.9262**
2. Temporary resource number:
3. County: **Boulder**
4. City: **Boulder Vicinity**
5. Historic building name: **Blanchard Inn (later Red Lion Inn)**
6. Current building name: **Wedgewood on Boulder Creek**
7. Building address: **38470 Boulder Canyon Drive**
8. Owner name and address: **Wedgewood Wedding & Banquet Centers
5880 Olivas Park Drive
Ventura, California 93003**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1N Range 71W
NE ¼ of SW ¼ of NE ¼ of section 34 (aligned at the NE corner)
10. UTM reference
Zone 1 3; 4 7 2 2 8 7 mE 4 4 2 8 7 0 6 mN
11. USGS quad name: Boulder
Year: 1966 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: **The identified property occupies its long-established 10-acre parcel along the south side of Boulder Creek.**

III. Architectural Description

14. Building plan (footprint, shape): **Irregular**
15. Dimensions in feet: Length 60 x Width 72
16. Number of stories: **1 with entries at ground level / basement**
17. Primary external wall material(s): **Wood / Single, Weatherboard**
18. Roof configuration: **Gabled Roof / Hip-on-Gable Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Stone Chimneys; Overhanging Eaves**

21. General architectural description: **The main lodge is an irregular-plan (originally L-plan with many ground-level appendages), 2-story building that faces north onto Boulder Creek. The main entrance is on the west elevation through a non-historic wood panel double door. Rough-faced stone columns in a random pattern are on both the sides of the entrance. The main roof configuration is hip-on-gable with brown asphalt shingles. Additions are on every elevation with various roof configurations that remain below the main roof ridgeline. The primary external wall materials are a combination of brown painted simple drop siding, wood shingles, and stone. The foundation material is not visible. Two stone and one brick chimneys reveal multiple hearths inside. A large wood deck painted brown with tightly spaced horizontal wood rails wraps around the north and west 2nd story elevations. Windows are a mixture of materials and sizes due to the extensive alterations since the building's construction, but many original 3/1 wood sashes remain (when recorded in 2003).**
22. Architectural style/building type: **Craftsman (Arts & Crafts)**
23. Landscaping or special setting features: **The main lodge faces onto Boulder Creek and is surrounded by a grass lawn primarily on the north and east elevations. A large dirt parking lot is at the west elevation with a walkway leading to the main entrance. Various mature trees, evergreens, small shrubs, vines, and flower beds are located around the building.**
24. Associated buildings, features, or objects:
- Cabin #1 (38460 Boulder Canyon Dr.)**
- Circa 1925, 1-story, L-plan single dwelling; cross gabled roof; overhanging eaves with exposed rafters; wood frame construction sided with brown painted wood shingles; brown asphalt shingle roof; stone chimney; circa 1980 major alterations include new shingle siding, aluminum windows and metal roof; good physical condition, but lost integrity of feeling, design, materials, and workmanship. Currently a rental unit.**
- Cabin #2 (38462 Boulder Canyon Dr.)**
- Circa 1925, 1-story, irregular-plan single dwelling; stone and concrete foundation; cross-gable roof; overhanging eaves with exposed rafters; wood frame construction sided with brown painted wood shingles; tarpaper roof; stone chimney; wood windows with wood storm windows; enclosed entrance vestibule; basement single-car garage; good physical condition, retains all aspects of historic integrity. Currently being used as a rental unit.**
- Cabin #3 (38464 Boulder Canyon Dr.)**
- Circa 1910, 1-story, rectangular-plan single dwelling; concrete foundation; modified cross-gable roof; overhanging eaves with exposed rafters; brown asphalt shingle roof; wood frame construction sided with brown painted wood shingles; mixture of original wood and non-historic windows; screened**

porch; no chimney; fair condition. Originally two individual front-gable cabins. About 1967, the two cabins were joined together. Exterior alterations include replacement siding, roof, and some windows. Historic integrity of this building has been greatly diminished in feeling, design, materials, and workmanship by the unsympathetic alterations. The cabin is a rental unit.

Cabin #4 (38468 Boulder Canyon Dr.)

Circa 1925, 1-story, irregular-plan multiple dwelling; concrete foundation; side gabled roof; overhanging eaves; wood frame construction with brown painted simple drop siding trimmed in white; brown asphalt shingle roof; full length front porch; mixture of original wood and non-historic windows; no chimney; good condition. Originally 4 individual cabins. About 1967, the 4 cabins were joined together and an addition was constructed on the east gable end to create one multiple dwelling. Several of the original cabin door and window openings can still be identified in the façade due to changes in siding material. This building retains a moderate degree of historic integrity of feeling, design, materials, and workmanship. Currently being used as rental units in one envelope.

Cabin #5 (38466 Boulder Canyon Dr.)

Circa 1925, 1-story, irregular-plan single dwelling; concrete foundation; front gabled roof; overhanging eaves; wood frame construction with brown painted simple drop siding trimmed in white; brown asphalt shingle roof on main roof; enclosed front entrance vestibule with tarpaper roof; original wood 1/1 windows with 1 non-historic metal slider on the west elevation; no chimney; good condition. This building retains a high degree of historic integrity of feeling, design, materials, and workmanship. Currently being used as a rental unit.

Storage Shed

Unknown construction date; 1-story, rectangular plan building; concrete foundation; front gabled roof; overhanging eaves; wood frame construction with simple drop wood siding; tarpaper over partially exposed wood shingle roof; fixed-pane wood window on south and west elevations; solid wood panel door; no chimney; fair condition. This building retains a high degree of historic integrity of feeling, design, materials, and workmanship. Historically used as a cabin; currently used as a storage unit.

Septic Station Building

This building was not surveyed. Unknown construction date.

Apartments & Office Building (38472 Boulder Canyon Dr.)

1984, 2-story rectangular-plan multiple dwelling; concrete foundation painted white; side gabled roof; brown painted horizontal wood siding; brown asphalt shingle roof; no chimney; excellent condition. Non-historic building housing multiple rental units and the complex's office.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: c. 1930 Actual: _____

Source of information: **Boulder County Assessor Records; see Barker, 1978**

26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **John C. Doherty with unidentified assistance**
Source of information: **Barker, Jane. "Blanchard Resort, A Favorite Boulder Resort." Focus Magazine, Boulder Daily Camera, 12 February 1978, p. 10-11**
28. Original owner: **Timothy Walton Blanchard**
Source of information: **Barker, 1978**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **The exact date of construction is not known, but is believed to be when John and Elizabeth Doherty began management of the lodge in the late 1920s or early 1930s. The construction history of the lodge is not well documented and may never be known, but be numerous additions and alterations over the years have somewhat obscured the building's original Craftsman (Arts & Crafts) features. The most recent alterations include construction of the 2nd story wraparound deck with railings, and the 1990 1-story hexagon-plan enclosed pavilion off the front (north) elevation.**
30. Original location **X** Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Resort Hotel**
32. Intermediate use(s): **Resort Hotel, Restaurant, Party Rental**
33. Current use(s): **Party Rental**
34. Site type(s): **Mountain Highway Resort; Banquet Venue**
35. Historical background: **Timothy W. Blanchard and Isabella Vernatti Blanchard, early Colorado settlers and ranchers, homesteaded the property along Boulder Creek and at an unknown date and began the resort known as Blanchard Lodge. By 1920, John C. Doherty, a recent arrival from Maine seeking to improve his health, began working at the lodge. In the spring of 1927, Doherty married Blanchard's daughter, Elizabeth, and they took over the business of Blanchard Lodge. Over the next 40 years, John and Elizabeth Doherty further developed the property by constructing new buildings, including the present c. 1930 main lodge and numerous guest cottages, and installed lawns, gardens, and many furnishings for the lodge and cottages. Their resort had accommodations for 40 overnight guests and dining facilities for 150 people. The Blanchard Lodge rented cottages and rooms by the day, week, or month, including 3 daily meals. Local residents were also welcomed to dine at the lodge, and it remained open all year, providing many local groups with banquet facilities during the winter season. During the summer, the lodge operated numerous daily road trips to Flagstaff Mountain, Boulder Falls, Nederland, Hesse, Arapahoe Glacier, Black Hawk, Central City, Rainbow Lakes, Brainard Lake, Ward, Estes Park, Idaho Springs, Grand Lake, and Mount Evans. John Doherty died in 1947 at the age of 64 and was buried at Green Mountain Cemetery; Elizabeth continued the business for several years thereafter.**

Resource Number: 5BL.9262
Temporary Resource Number:

Elizabeth Doherty died March 21, 1980, at the age of 92, also buried at Green Mountain Cemetery. The Doherty's donated right-of-way across their property for Chapman Drive, the road up the west side of Flagstaff Mountain. In 1955, as a tribute to John Doherty for his public service, the Boulder Chamber of Commerce and the U.S. Bureau of Public Roads dedicated a park in his memory just east of the State Highway 119 tunnel in Boulder Canyon. The park was initially equipped with tables, benches, fireplaces, and a stone marker and bronze plaque commemorating Doherty's services. Chris Mueller purchased the lodge property in 1963 and eliminated the overnight accommodations to concentrate on the restaurant business, re-naming the property Red Lion Inn. The existing cabins on the property were converted into rental units. Mueller sold the property in 2014 to local developer Stephen Tebo and Wedgewood Wedding & Banquet Centers of Ventura, California, changing the name to Wedgewood on Boulder Creek.

36. Sources of information:

Barker, Jane. "Blanchard Resort, A Favorite Boulder Resort." Focus Magazine, Boulder Daily Camera. 12 February 1978, p. 10-11.

Beam, Carol A. "Blanchard Inn / Red Lion Inn, 5BL9262" Architectural Inventory Form. Historic Preservation Specialist for Boulder County Parks & Open Space. 7 August 2003.

Elizabeth Doherty obituary. Boulder Daily Camera, 22 March, 1980.

Blanchard Lodge Brochure Collection, Carnegie Branch Library for Local History, Boulder.

Dumm, Clint O., Blanchard Lodge Photograph Collection, 1938-1952, Carnegie Branch Library for Local History, Boulder.

Mueller, Chris, interview with Carol Beam, August 5, 2003.

Rubino, Joe. "Boulder's Red Lion transitions to wedding, banquet center." Boulder Daily Camera. 24 January 2014 (online at: http://www.dailycamera.com/news/boulder/ci_24990005/boulders-red-lion-transitions-wedding-banquet-center).

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

Resource Number: **5BL.9262**

Temporary Resource Number:

39. Area(s) of significance: **Entertainment/Recreation**
40. Period of significance: **1927–1967**
41. Level of significance: National ____ State ____ Local **X**
42. Statement of significance: **As a 10-acre complex of the main lodge, 5 historic-age cabins, 2 non-historic buildings, and their vegetated landscape on Boulder Creek, the grouping is a fairly intact example of an early 20th century resort complex. The historically named Blanchard Lodge is locally significant in Boulder County under NRHP Criterion A for its long association with the development of early 20th century tourism, Criterion B for the best surviving representation of longtime manager John C. Doherty's public service contributions to Boulder County, and Criterion C for its representation of the Craftsman (Arts & Crafts) style of architecture.**
43. Assessment of historic physical integrity related to significance: **The main lodge and cabins have experienced significant alterations, as a result losing integrity of design and feeling, and coherence of materials, workmanship, and setting. The property thus does not retain adequate integrity to convey its historic significance.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ____ Not Eligible **X** Need Data ____
45. Is there National Register district potential? Yes ____ No **X** ____ Discuss: **The associated historic-age buildings at 5BL.9262 have been altered to such an extent that they would not be contributing to any potential district evaluation of the property as a whole.**
- If there is National Register district potential, is this building: Contributing ____ Noncontributing ____
46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers:
Negatives filed at: **Mead & Hunt (see below)**
48. Report title: **Historic Resources Inventory Report for the Boulder Canyon Trail Extension, September 21, 2016**
49. Date(s): **January 27, 2017**
50. Recorder(s): **James Steely (based on Carol Beam's 2003 evaluation)**
51. Organization: **Mead & Hunt**
52. Address: **1743 Wazee Street, Denver 80202**
53. Phone number(s): **720-509-1750**

Resource Number: 5BL.9262

Photos

Photo #: 1

Date: 10-23-2015

Direction Facing:
NNE

DSCN0014

The Lodge Building,
front façade and
remodeled entry.



Photo #: 2

Date: 10-23-2015

Direction Facing:
SE

DSCN0013

The Lodge Building,
northwest rear
corner area, with
deck, 1990
hexagonal addition,
and tent structure
visible on the left.



Photo #: 3
Date: 10-23-2015
Direction Facing:
SE

DSCN0022
Cabin 4: NW corner
and entrances



Photo #: 4
Date: 10-23-2015
Direction Facing:
SW

DSCN0021
Cabin 4: NE corner
and rear of building



10.23.2015

Photo #: 5
Date: 10-23-2015
Direction Facing: N

PA230304
Storage Shed,
situated in front of
Cabin 4



Photo #: 6
Date: 10-23-2015
Direction Facing:
SSW

DSCN0025
Cabin 5, front
facade



Photo #: 7
Date: 10-23-2015
Direction Facing:
NNE

DSCN0028
Cabin 3, SW corner.



Photo #:8
Date: 10-23-2015
Direction Facing:
SE

DSCN0030
Cabin 3, NW corner.



Photo #: 9

Date: 10-23-2015

**Direction Facing:
NNW**

**DSCN 0034
Cabin 2: from lower
lawn area**



Photo #: 10

Date: 10-23-2015

Direction Facing: W

**DSCN0032
Cabin 2: Entry and
NE side of building**



Photo #: 11
Date: 10-23-2015
Direction Facing: N

DSCN0037
Cabin 1: South side
of building



Photo #: 12
Date: 10-23-2015
Direction Facing:
SSE

DSCN0038
Cabin 1: Northwest
side of building,
from below.



Photo #: 13
Date: 10-23-2015
Direction Facing: W

DSCN0040
"Well" structure,
likely used to
disguise irrigation
equipment.



Photo #: 14
Date: 10-23-2015
Direction Facing: E

DSCN0041
Septic Station
Building. This is not
known to be over 50
years old, and was
not documented in
2003.



Photo #: 15
Date: 10-23-2015
Direction Facing: W

DSCN0039
Oval depression
with river cobble
lining the sides



Photo #: 16
Date: 10-23-2015
Direction Facing:
SE

DSCN0042
View from the lower
lawn area up toward
the lodge, Boulder
Creek to the right.



Photo #: 17
Date: 10-23-2015
Direction Facing:
NW

DSCN0018
Apartment and
office building,
constructed in 1984



Photo #: 18
Date: 10-23-2015
Direction Facing:
N/A

The Blanchard
Lodge, probably in
the 1930s or 40s.

From:
<http://ourfamilytreeales.blogspot.com/2014/07/52-ancestors-week-29-mary-isabel-belle.html>
Accessed 02-22-2016.





Community Planning & Permitting

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 3, 2020 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket SPR-20-TBD: 5 Kneale Road

Request:	Preliminary review of cabin in anticipation of SPR for deconstruction and a new building
Location:	5 Kneale Road
Zoning:	Forestry (F) Zoning District
Owner:	Beverly J Boxberger Trust
Agent:	Greg Uitto

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to serve as a referral body to review and comment on proposed development proposals which would affect historic properties eligible for landmark designation as determined by HPAB. HPAB needs to first discuss potential eligibility and if eligible, to comment on the plans.

BACKGROUND

Thomas Kneale bought property in Eldorado Canyon in 1923 and plotted Kneales Subdivision in 1925 creating 39 lots. The cabin was built around 1925, but it's unclear if Kneale ever lived at this cabin. Kneale owned 240 acres of farmland in Boulder County, where he lived, and owned 1300 acres of ranch land above Eldorado Springs.

Kneale sold the property in 1927, and it changed owners a couple of times before being bought in 1929 by the same family that still owns it today. The cabin has not been used for years and has fallen into disrepair.

Staff member, Scott Mueller, completed an Architectural Inventory Form on the property and found that the cabin qualifies for landmark status with Boulder County under Criteria 1 “due to the association with the development of the Kneale’s Subdivision and the Eldorado Springs area,” and 4 “due to the unique Vernacular style and materials used.”

On August 19, 2020, a subcommittee of the HPAB reviewed the cabin and agreed that it is eligible for landmark status with Boulder County under Criteria 1 and 4. The subcommittee then reviewed the preliminary proposal to deconstruct the cabin and build an new structure but was unable to come to an agreement on comments for the proposal with one member reluctantly agreeing with staff that the cabin could be deconstructed because of its dilapidated condition, and the other member stating that they would like to see the cabin kept somehow, whether that be through landmark status or decommissioning.

Because the subcommittee was not in agreement, this has been referred to the full HPAB board for review.

The accompanying packet includes maps, the Architectural Inventory Form with photos, and the agent's narrative.

15-501 Criteria for Landmark Designation

A. In determining whether a structure, site, or district is appropriate for designation as a historic landmark, HPAB and the Board shall consider whether the landmark proposed for designation meets one or more of the following criteria:

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




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Vicinity

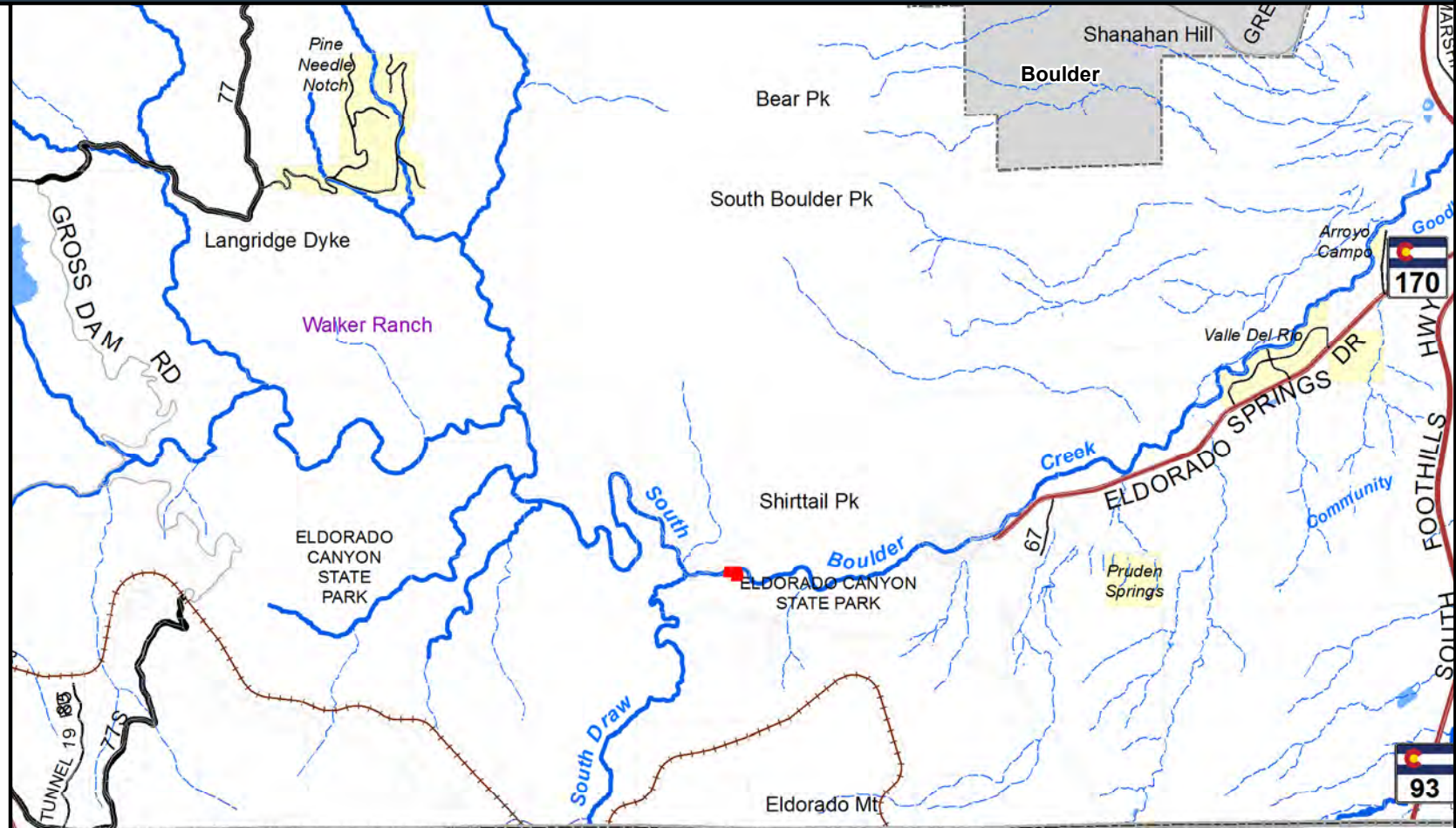
5 KNEALE RD

 Subject Parcel

 Municipalities

Subdivisions

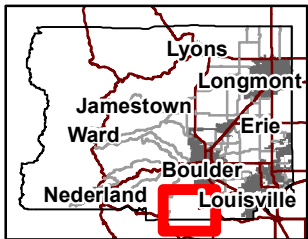
 Subdivisions



0 0.35 0.7 Miles



Area of Detail Date: 6/26/2020



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Aerial
5 KNEALE RD

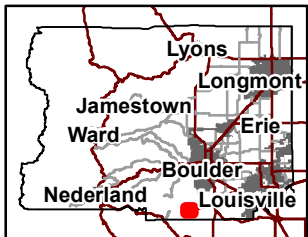
 Subject Parcel



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Miles



Area of Detail Date: 6/26/2020



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Community Planning & Permitting

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Aerial
5 KNEALE RD

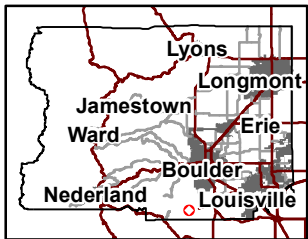
 Subject Parcel



0 0.004 0.008
Miles



Area of Detail Date: 6/26/2020



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III. Architectural Description

14. Building plan (footprint, shape): **Irregular**
15. Dimensions in feet: Length___x Width
16. Number of stories: **1**
17. Primary external wall material(s): **Wood Drop Lap and Stone Veneer**
18. Roof configuration: **Gable**
19. Primary external roof material: **Asphalt Shingles**
20. Special features: **Stone Chimney**

General architectural description:

21. **The cabin is single story, irregular in shape, oriented to the east. It has a gable roof with red asphalt shingles. There's missing shingles and holes in the roof to the north side. Centering the core block of the cabin is a stone chimney at the ridge of the roof. The cabin has wood framing and the exterior siding is horizontal drop lap wood siding. There's also a stone veneer finish to the bottom half of the walls. The north elevation has groups of eight pane wood casement windows. There's also a twelve pane wood awning window. The south elevation has two windows. One is six pane wood casement window near the southeast corner and the window to the southwest corner is missing. The east elevation as the main entrance of a wood door with a pane. There's also covered concrete porch with a gable roof with asphalt shingle. The porch is supported by log and stone posts. The roof is missing shingles and has holes. Groups of two eight pane wood casement windows are flanking the main door. Lastly, to the southeast corner of the east elevation has another wood door with a pane. The west elevation has a wood door centering the addition. Two fifteen pane wood awning windows flank the back door. A third twelve pane wood awning window is towards the south. The cabin has a concrete and possibly a stone foundation, according to the Assessor Cards.**
22. Architectural style/building type: **Vernacular**
23. Landscaping or special setting features:
The surrounding area is mountainous, and the cabin is up against a hillside. There are evergreen trees that surround the property, and the South Boulder Creek borders the property to the north.
24. Associated buildings, features, or objects:
1: Type : **Trash Incinerator**
Description: **Constructed out of stone and has a small chimney flue.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1925** Actual:
Source of information: **Assessor Cards**
26. Architect: **Unknown**
Source of information: **N/A**

Resource Number:

Temporary Resource Number:

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

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

1: Type :

Construction History: **Construction of the cabin was in 1925, according to the assessor records.**

There was an addition to the south that extends the length of the original cabin. There's another addition to the west. The 1949 photo from the assessor's cards, the south addition, had not been constructed. In the same photo, the west addition is present. Also, the floor plan on the 1978 assessor cards, there's a small addition to the south, and it does not run the length of the cabin.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Cabin**

32. Intermediate use(s): **Domestic / Cabin**

33. Current use(s): **Domestic / Cabin**

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

35. Historical background:

The entire Boulder Valley area is the ancestral homeland to numerous indigenous peoples over time, with the Arapaho and Cheyenne peoples being acknowledged by the United States in the Fort Laramie Treaty of 1851 as their traditional territory.

In the 1880s, Phillip Kneale and his two brothers were the first to settle in the canyon. Phillip ran a sawmill a mile west of the present State Park. Before the area was a State Park, visitors came to Eldorado Spring because of Ivy Baldwin. He would tightrope a steel cable cross Castle Rock to Wind Tower, which was over 670 feet across and 400 feet high. Ivy would stand on his head at the center of the cable with no safety net. The area in the 1950s and 1960s started to become popular with the climbing community. The area became a privet club, and then the owners were going to sell the property, and it would become a rock quarry. The state of Colorado purchased the property to save it and created the Eldorado Canyon State Park in 1978. The current property was owned by Ralph Baird, David Davidson, and W. M. Zener before selling it to Thomas Kneale in 1923. Ralph Baird was born in 1882 in Pennsylvania, he was married to Edith in 1910, and she was born in 1887 in Iowa. They had two children, Bettie and Ralph Jr. Ralph was a Press Photographer for a city newspaper believed to be Denver and Boulder.

Resource Number:

Temporary Resource Number:

David Davidson was born in 1869 and married to Blanche Nelson in 1900. David worked in the local gold mine as a miner. W M Zener or Wilbur was born in 1879 and married in 1911 to Josephine. Josephine was born in 1887, and they had two children, Wilbur Jr and Marjorie. Wilbur was a salesman.

Thomas Kneale bought the property in 1923. In 1925 he had it plotted into Kneales Subdivision. There were 39 lots in 4 blocks. Thomas was born on the Isle of Man, May 17, 1852. He came to Colorado in 1876 with his mother, Ann Christian, who passed away in 1912. His father, John, passed away before they came to Colorado. Thomas was living in Jefferson County, where he was in the lumber and freighting business for 12 years. He lived in Wyoming for three years and worked livestock. In 1888, he bought 240 acres of farmland in Boulder County, where he lived. He also had a stock ranch of 1300 acres above Eldorado Springs. Thomas married Georgianna Hatfield in 1885 in Jefferson County, Colorado. Georgianna was born in Shelbyville, Illinois. Her parents were George and Ann Hatfield, who came to Denver after 1860. Thomas and Georgianna had ten children, three died in infancy, and the others were Ethel, Edith, Charles, Isabel, Walter, Thomas, and Dora. Thomas also served as the water commissioner for four years and nine years on the school board. Thomas died in 1928, and Georgiana died in 1932; both were buried in Niwot.

In 1927, Beaver Realty Company and Bennett and Myers Investment bought the property. No information was found on the companies. Edward Gumaer purchased the property in 1929. Edward was born in 1898 in New Jersey. In 1925 Edward married Marjorie Pippert. Marjorie was born in 1900 in Illinois. They had a daughter, Ann, in 1927. Edward was a supervisor at a telephone company, and he passed away in 1988. Marjorie passed away in 1975, in Phoenix, Arizona.

In that same year in 1929, the property was sold to Fred J and Helen Much. Fred was born in 1896 in Colorado. Fred married Helen Lundborg in 1924. They had a son, Fred III, in 1936 in Colorado. Helen was born in 1889 in Colorado, and she passed away in 1994. Fred worked at the International Trust Company and he passed away in 1982.

36. Sources of information:

1851 Map Treaty of Fort Laramie

Ancestry.com Searches.

Boulder County Assessor Records (Online and Carnegie Library)

Boulder County Clerk & recorder Records (online) Deeds: 90185113, 90248347, 90248332, 90261662, 90263143, 90278547, 90309147, 90444426, Kneales Subdivision 1925 90248347

Colorado Parks & Wildlife. Eldorado Canyon. History.

<https://cpw.state.co.us/placestogo/parks/EldoradoCanyon/Pages/History.aspx>

Stone, Wilbur Fiske History of Colorado, Volume 4 Thomas Kneale 1919

Resource Number:
Temporary Resource Number:

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

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

Applicable Colorado State Register criteria:

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

Resource Number:

Temporary Resource Number:

Applicable Boulder County landmark criteria:

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

39. Area(s) of significance: **1925**

40. Period of significance: **Architecture**

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

42. Statement of significance:

The property is eligible for landmarking under criteria one under the listing of Boulder County Landmark due to the association with the development of the Kneale's Subdivision and the Eldorado Springs area. Also, under criteria four due to the unique Vernacular style and materials used.

43. Assessment of historic physical integrity related to significance:

The Kneale's Subdivision adds to the cultural characteristics of the county with its history of the area and unique access through Eldorado State Park. Also, the cabin has kept its architectural integrity even after the additions to the south and west. The additions are minor, and the material matches the original cabin.

Resource Number:

Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒

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

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐

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

VIII. RECORDING INFORMATION

47. Photograph numbers: **Digitals at Boulder County Community Planning and Permitting**

Negatives filed at: **Boulder County Community Planning and Permitting**

48. Report title:

49. Date(s): **July 13, 2020**

50. Recorder(s): **Scott Mueller**

51. Organization: **Boulder County Community Planning and Permitting**

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

53. Phone number(s): **720-564-2880**

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

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

Resource Number:
Temporary Resource Number:

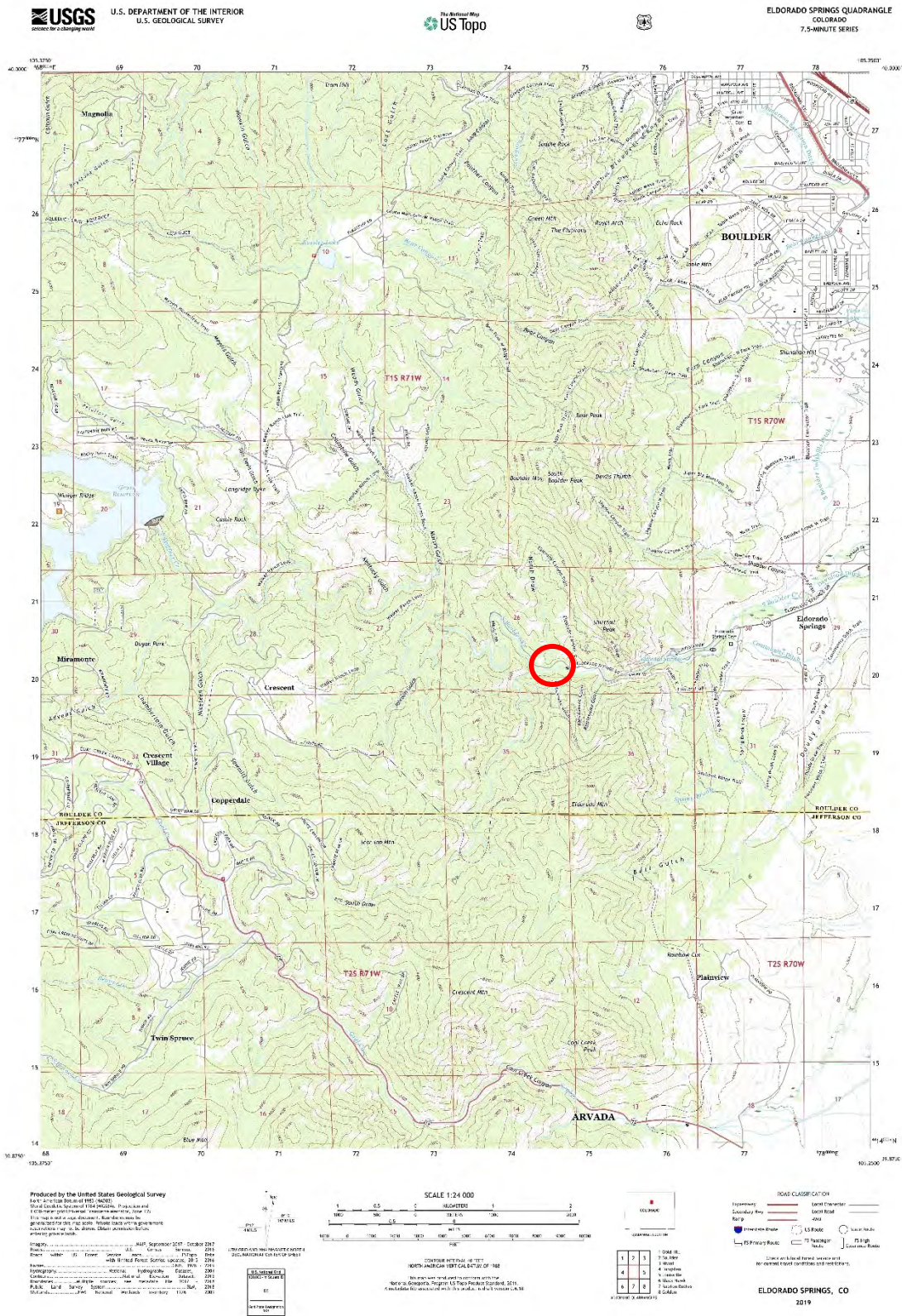
Sketch Map

Address:
Site Number:



Resource Number:
Temporary Resource Number:

USGS TOPO Map



Resource Number:
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. Identification

1. Resource number:
Temporary resource number:
3. County: **Boulder**
4. City: **Eldorado Springs**
5. Historic building name: **N/A**
6. Current building name: **N/A**
7. Building address: **5 Kneale Rd Eldorado Springs**
8. Owner name and address:
MUCH FRED JR & HELEN L
9617 CASTLE RIDGE CIRCLE,
HIGHLANDS RANCH, CO 80129

II. GEOGRAPHIC INFORMATION

9. P.M. _____ Township **1S** Range **71**
____ $\frac{1}{4}$ of ____ $\frac{1}{4}$ and ____ $\frac{1}{2}$ of ____ $\frac{1}{4}$ of section: **26**
10. UTM reference
Zone __; **13S** **474654** mE **4419897** mN
11. USGS quad name: **Eldorado Springs, CO**
Year: **2019** Map scale: 7.5' ☒ 15' ☐ Attach photo copy of appropriate map section.
12. Lot(s): **13-16** Block: **1**
Addition: **Kneales** Year of Addition: **1925**
13. Boundary Description and Justification:
The property is located at 5 Kneale Road. To access the property, one needs to enter the Eldorado Canyon State Park. You follow Eldorado Springs Drive and right before crossing South Boulder Creek, you make a left into a parking lot. At the end of the parking lot, there's a gate. You go through the gate and follow a trail and you pass through another gate. You continue following the one lane road to the lower property, which has a third gate. The legal description is Lots 13-16 Inc BLK 1 Kneales.

Resource Number:
Temporary Resource Number:

Photographs

North Elevation June 2020



Northwest Elevation June 2020



Resource Number:
Temporary Resource Number:
South Elevaiton June 2020



East Elevation June 2020



Resource Number:

Temporary Resource Number:

West Elevation June 2020



Interior South Addition-Looking West June 2020



Resource Number:

Temporary Resource Number:

Interior West Additon-Looking East June 2020



Interior Living Room-Looking West June 2020



Resource Number:

Temporary Resource Number:

Interior Bedroom-Looking South June 2020



Trash Incinerator- West of the Cabin June 2020



Resource Number:

Temporary Resource Number:

South Elevation Circa 1949



Circa 1978





Memorandum

Date: 7/31/2020
To: Boulder County Community Planning & Permitting
Attn: Denise Grimm – Historic Board
From: Greg Uitto, Architect
Regarding: Pre Site Plan Review (SPR) – Narrative of Cabin at 5 Kneale Road

The following is the requested written Cabin Narrative prior to Site Plan Review:

Cabins located throughout the Front Range Foothills have existed in many shapes and forms since frontiersmen and miners first explored this land. Built with mainly local materials and varying degrees of hand craftsmanship, they existed for a functional purpose. Whether by luck or chance, some of these small structures have withstood wild fires, floods, and other extreme weather events common to Boulder County.

The existing cabin at 5 Kneale Road is a testament to its time. Unfortunately, the cabin as currently constructed does not accommodate private needs or address public statutes (building code). We request the consideration of a new cabin to replace the existing cabin for the following reasons:

Wild Fire – The abundance of untreated wood used as a finish material around the entire exterior envelope of the existing cabin renders this structure a fire hazard to any future occupant as well as the neighboring structures and property owners. All existing exterior finishes would need to be reconsidered for noncombustibility. Also, retrofitting an interior fire suppression system (eg. Sprinkler system) would require alteration of interior Structural and Architectural components. To meet local fire mitigation design standards and current, adopted residential building codes would require considerable alteration to the existing structure thus altering the existing Architectural style.

Structural (re)design - From the ground, up the existing cabin requires numerous improvements. A complete evaluation of the existing cabin foundation would reveal inadequacies given the age of the cabin and construction methods used in 1925. Assuming there is structural integrity left in the wood assemblies, the existing exterior walls and roof would still need reinforcing to meet current snow and wind load design criteria. Meeting current structural design standards as well as adopted residential building codes would require a disproportionate amount of money, and considerable alteration to the existing structure thus altering the existing Architectural style.

Boulder County BuildSmart Code – The existing cabin does not meet current energy code. For example, the cabin's existing wood windows (referenced in the Architectural Inventory Form, page 2, #21, Part 3. Architectural Description) do not meet code. They would need to be removed and replaced to improve the performance of the exterior envelope of the building, or if left in tact, other more drastic improvements would be needed for energy efficiency compliance. Meeting standards set within the BuildSmart Code in addition to adopted residential building codes would require a disproportionate amount of money, and considerable alteration to the existing structure thus altering the existing Architectural style.

Location – The existing cabin situated on the property does not meet County mandated set-backs for residential structures in Forestry (F) Zoning. According to Bonnie Garcia, Planner, "Because this property

has no frontage - along the road, there is no front. Without a front, there is no parcel line that is opposite and parallel to the front. For this property, all parcel lines are sides. In Forestry (F), side setbacks are 25'. " Applying a 25'-0" set back from the existing property line reveals much of the southwest corner of the existing cabin is located inside the setback, thus rendering any improvement or alteration difficult if not impossible. Please see the included Architectural Concept Site Plan, A0.2 for reference.

For statistical purposes, the proposed scope of work at 5 Kneale Road includes a new one story, wood framed cabin containing two bedrooms and two bathrooms. According to the analysis, the Presumptive Size Maximum (PSM) is 1,412 square feet. However, the PSM defaults to 2,500 square feet. We are proposing a 1,200 sf. to 1,400 sf. cabin consistent with the smaller structures of the area.

Funding – Staff from the Historic Board has recommended applying for available grant money to finance the renovation or restoration of the existing cabin. It was brought to our attention the maximum amount of potential grant money is \$10,000 per year. This sum is woefully inadequate when addressing all of the improvements needed to achieve a code compliant dwelling.

The *property* has been identified as having a "unique Vernacular style and materials" as well as significance "due to the association with the development of the Kneale's Subdivision and the Eldorado Springs area", but it does not meet any of the National Register criteria nor does it meet any of the Colorado State Register criteria (referenced in the Architectural Inventory Form, page 5, #38, Part 6. Significance). While "the cabin has kept its architectural integrity" it exists in a state contradictory to many of Boulder County's building regulations. The same regulations intended to protect the life, safety, and welfare of it's residents.

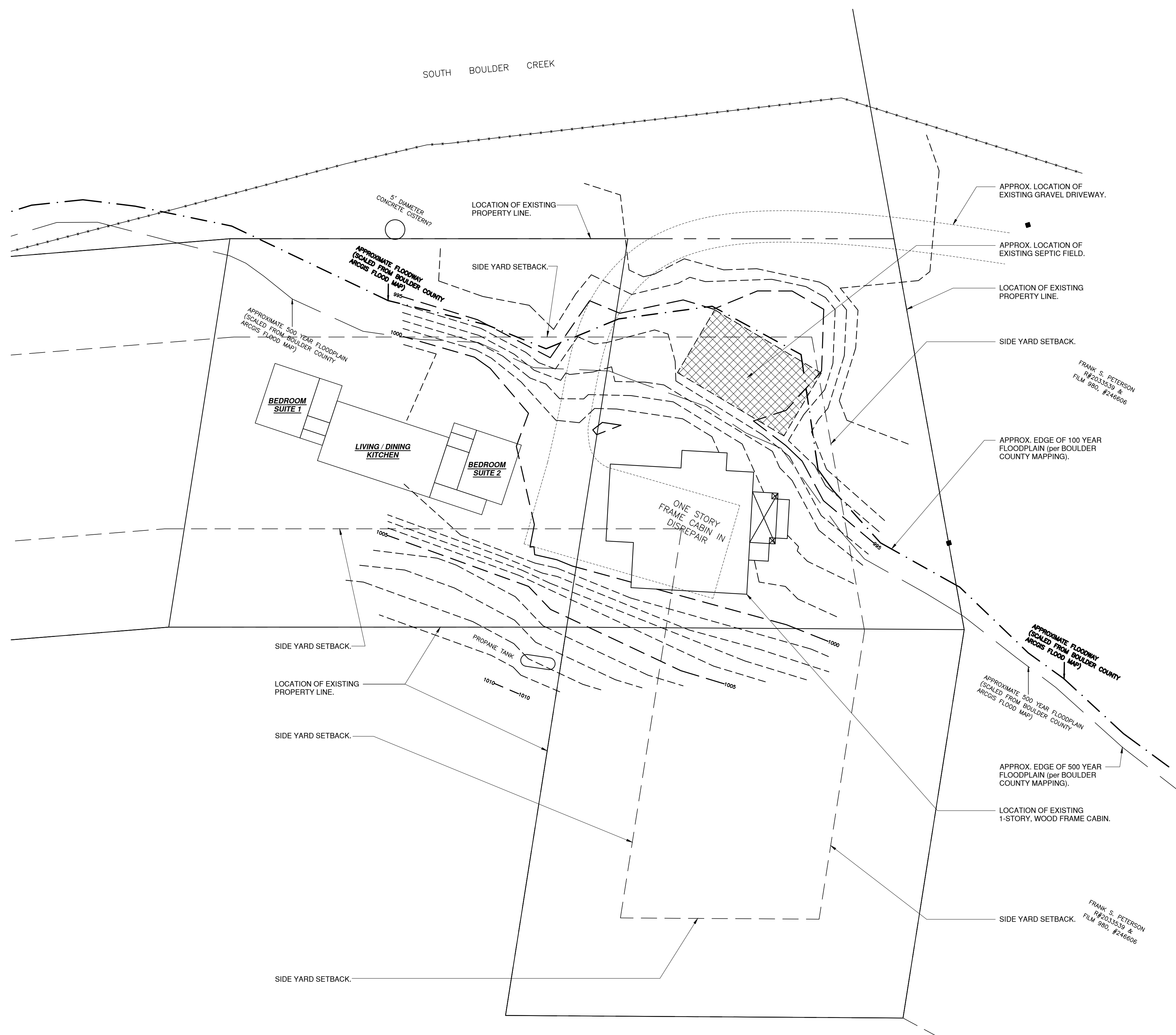
While one can argue the merits of Architectural styles and opinions on design change annually, one cannot argue with adopted building code and the thresholds of Boulder County's building metrics. A new, single story cabin is being proposed for 5 Kneale Road in order to meet or exceed the criteria outlined above.

Thank you for your consideration.

Signed,

A handwritten signature in black ink, appearing to read 'Greg Uitto', with a stylized, flowing script.

Greg Uitto
Architect, LEED-AP
Attachments: A0.2 Architectural Concept Site Plan



Site Plan / Concept Design

SCALE: 1/16" = 1' - 0"