



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, APRIL 1, 2021 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 February 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. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmark:
 - a. **Docket HP-21-0002: Ionides Historic Swiss Chalet**
Request: Boulder County Historic Landmark Designation of the site
Location: 10094 Hwy 7, in Section 2, T3N, R73W of the of the 6th Principal Meridian
Zoning: Forestry (F) Zoning District
Owner: Lisa Cook Trust
Agent: Stephen Sparn
Website: <https://boco.org/hp-21-0002>
 - b. **Docket HP-21-0003: Bush Family Cabin**
Request: Boulder County Historic Landmark Designation
Location: 265 County Road 113S, in Section 11, T3N, R73W of the of the 6th Principal Meridian
Zoning: Forestry (F) Zoning District
Owner: Granville M Bush IV
Agent: Mike Daley
Website: <https://boco.org/hp-21-0003>
5. Other Business
 - a. Election of Officers



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

March 4, 2021

6:00 PM

Hearing Held Virtually

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, March 4, 2021 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:03pm and adjourning at 6:34pm.

Board Members Present: Chuck Gray (Chair), Mark Gerwing, Don Burd, Elizabeth Gehring, Jason Emery, Marissa Ferreira, Larry Powers

Board Members Excused: Caitlin McKenna, Stanley Nilson

Staff Present: Denise Grimm, Jessica Fasick, Dale Case, and Melanie Wilkerson with Community Planning & Permitting; Carol Beam with Parks and Open Space

Interested Others: 2

1. CITIZEN PARTICIPATION

None.

2. APPROVAL OF MINUTES

Approval of the November 5, 2020 and December 3, 2020 Historic Preservation Advisory Board Minutes:

MOTION: Mark Gerwing MOVED to approve the November 5, 2020 and December 3, 2020 minutes as submitted.

SECOND: Marissa Ferreira

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

3. LANDMARKS

a. Docket HP-21-0001: A Gneiss Niche – The Quarter Loaf

Request: Boulder County Historic Landmark Designation of the cabin and shed
Location: 481 Main Street, Gold Hill
Zoning: Historic (H) Zoning District
Owner/
Applicant: Terry Walters

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the cabin has been submitted by the owner, Terry Walters. The request is to designate the historic cabin and shed on the property.

The log cabin is a contributing resource to the Gold Hill National Register District established in 1989. The cabin is believed to have been built sometime around 1870-75, which would make it one of the oldest remaining buildings in Gold Hill. In fact, there are no known townscape photos of Gold Hill without the historic cabin visible in some form.

The earliest known owner of the cabin was John A. Jester from 1889 to 1899. Jester was a miner until 1890 and was the Boulder County Sheriff from 1891 to 1893. The cabin switched owners several times before being owned by Doris Callahan from 1940 to 1971. Callahan was a school teacher and is believed to have been a “Bluebird” belonging to the Holiday House Association, which was a group of professional women from Chicago who vacationed annually in Gold Hill. During Callahan’s ownership, the cabin was known as “The Quarter Loaf.” The cabin was next owned by the Steinman family of Kansas who renamed it “Slow Pace Place.” In 2007, current owner, Terry Walters, bought the cabin and renamed it “A Gneiss Niche” after a local type of rock.

A remarkable series of Gold Hill townscape photos show the evolution of the cabin over several decades. The earliest photo shows a simple log cabin with a side-gable roof. The rear addition, stone fireplace, and east addition appear in separate subsequent photos, as does the appearance of the shed. Unfortunately, none of the photos have dates, only ranges of decades.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1, 4 and 8.

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

The cabin is significant for its association with the development of Gold Hill as a mining community and as a resort community.

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 cabin is significant as an excellent example of a rustic log cabin built as a miner’s residence, and its evolution over many decades.

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

The cabin is significant as a contributing resource to the Gold Hill National Register District and would be eligible to be a part of a local district if one was to be created.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-21-0001: A Gneiss Niche – The Quarter Loaf** under Criteria 1, 4 and 8 and subject to the following conditions:

1. Alteration of any exterior feature of the structures will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting 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.)

The owner/applicant, Terry Walters, was available for questions.

Board members Mark Gerwing, Jason Emery and Marissa Ferreira asked questions pertaining to the property, answered by staff members Denise Grimm and Jessica Fasick and owner/applicant Terry Walters.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Marissa Ferreira MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE **Docket HP-21-0001: A Gneiss Niche – The Quarter Loaf** for landmark status under Criterion 1, 4 and 8 and subject to the 2 standard conditions in the Staff Recommendation.

SECOND: Mark Gerwing

VOTE: Motion PASSED unanimously

4. OTHER BUSINESS

Welcoming the 2 new board members, Elizabeth Gehring and Don Burd. Introductions of current board members and staff.

5. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:34 pm.

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



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, April 1, 2021 – 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-21-0002: Ionides Historic Swiss Chalet

Request: Boulder County Historic Landmark Designation of the site
Location: 10094 Hwy 7, in Section 2, T3N, R73W of the of the 6th
Principal Meridian
Zoning: Forestry (F) Zoning District
Owner: Lisa Cook Trust
Agent: Stephen Sparn

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 site has been submitted on behalf of the owner, Lisa Cook, by Stephen Sparn, the agent. The site is a 4.6-acre parcel and includes six (6) contributing resources and one (1) non-contributing resource.

The contributing resources include the following:

1. Main Cabin
2. Lodge Pole
3. Teepee
4. Rabbit House
5. Pica Place
6. Garage

The non-contributing resource is the following:

1. Antler Shed

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

The property was part of the 960 acres bought in 1907 by Mary Kirkwood and her two sons, Charles and Stephen Hewes. They first built a cabin for Mary, which later became the Hewes-Kirkwood Lodge in 1915 just north in Larimer County. Then they built Stephen a cabin further north, and then a cabin for Charles just south in Boulder County. The location of that cabin is unknown.

In 1921, the brothers, with the help of Stephen Ionides, platted the townsite of Hewes-Kirkwood, of which this property is a part. The town never materialized but there are a cluster of historic cabins in the area. The property may have been given to Ionides as payment, and he and his wife and in-laws owned the property until he passed in 1943, and it sold in 1946 to Hewitt Cochran, the husband of Ionides' daughter, Margaret. The property has had several owners since and is currently owned by Lisa Cook who bought the cabin in 2014.

The main cabin was built for Stephen Ionides c. 1921 in a Swiss Chalet style to resemble a certain chalet that he had admired in Interlachen, Switzerland. The Swiss Chalet style was introduced to the United States in 1850 and most examples date to between 1885 and 1915. The two main features on the Ionides cabin are the front balcony and the clipped gable. At least two other structures on the parcel predate the main cabin and they are the Lodge Pole, built in 1909, and the Teepee, built in 1919.

On September 1, 2020, a subcommittee of HPAB unanimously agreed (3-0) that the site is eligible for landmark status with contributing buildings being the Main Cabin, Lodge Pole, Teepee, Rabbit House, Pica Place and the garage. They then reviewed the proposal subsequently represented in docket SPR-21-0003: Cook Addition and gave their support for the addition noting that the small connector piece was appropriate, that Pica Place could be relocated to the proposed spot, and that Antler Shed could be deconstructed. The Presumptive Size Maximum for the parcel was overcome by a condition of landmarking for the site.

SIGNIFICANCE

The property qualifies for landmark designation under Criterion 4.

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 cabin is significant as an excellent example of a log cabin built in a Swiss Chalet style.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board **APPROVE** and recommend that the BOCC approve Docket **HP-21-0002: Ionides Historic Swiss Chalet** under Criterion 4 and subject to the following conditions:

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



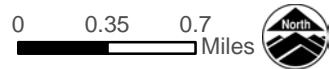
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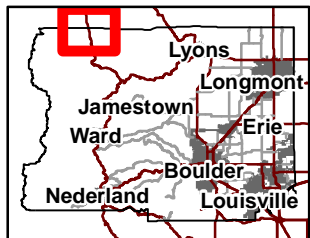
Vicinity

10094 HWY 7

 Subject Parcel



Area of Detail Date: 3/6/2020



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Aerial

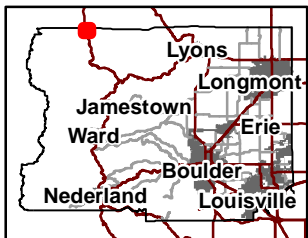
10094 HWY 7

 Subject Parcel

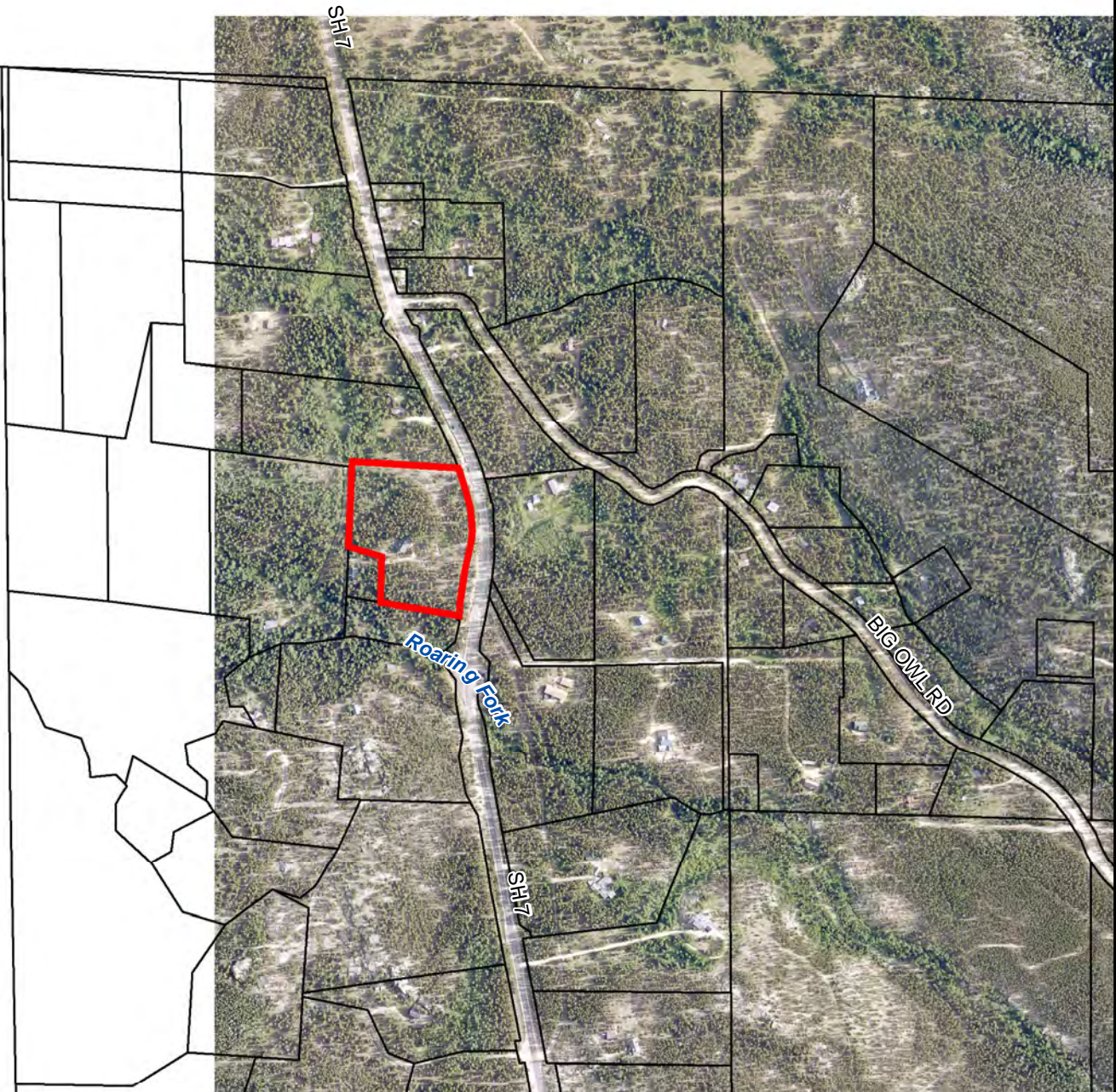
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Miles



Area of Detail Date: 3/6/2020



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Aerial

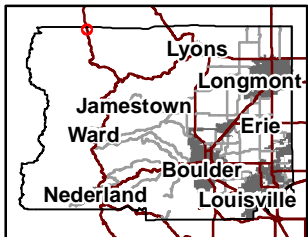
10094 HWY 7

 Subject Parcel

0 0.0085 0.017
Miles



Area of Detail Date: 3/6/2020



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Boulder County Historic Landmark - Nomination Form

1. Name of Property	
Historic Name: <u>N/A</u> Other Names: <u>N/A</u>	
Historical Narrative (Continuation Sheet) <input type="checkbox"/> SEE ATTACHED HPAB DOCUMENT	
2. Location	
Address: <u>10094 HWY 7 UNINCOPORATED, 80510</u>	
Continuation Sheet (For Multiple Properties) <input type="checkbox"/>	
3. Classification	
Property Ownership: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Category of Property: Structure <input type="checkbox"/> Site <input checked="" type="checkbox"/> District <input type="checkbox"/>	
Number of Resources Within Property: Contributing <u>6</u> Non-Contributing <u>1</u>	
Continuation Sheet <input type="checkbox"/> BUILDINGS TO BE LANDMARKED PROPOSED ADDITION	
4. Function or Use	
Historic Functions: <u>DOMESTIC / CABIN</u>	Current Functions: <u>DOMESTIC / CABIN</u>
Continuation Sheet <input type="checkbox"/> SEE ATTACHED HPAB DOCUMENT	
5. Description	
Continuation Sheet <input type="checkbox"/> SEE ATTACHED HPAB DOCUMENT	
6. Statement of Significance	
Boulder County Criteria for Designation: <u>SEE ATTACHED HPAB DOCUMENT</u>	
Areas of Significance: <u>ARCHITECTURAL</u>	Period of Significance: <u>1909 - 1921</u>
Significant Dates: <u>SEE ATTACHED HPAB DOCUMENT</u>	Significant Persons: <u>SEE ATTACHED HPAB DOCUMENT</u>
Statement of Significance (Continuation Sheet) <input type="checkbox"/>	

7. Bibliographical References

Continuation Sheet ☐ [SEE ATTACHED HPAB DOCUMENT](#)

8. Geographical Data

Legal Description of Property:

[LOTS 1-13 BLK 11 & LOTS 18-29 BLK 12 HEWES KIRKWOOD & TR 1453 02-3N-73 - 3 IMPS](#)
[TOTAL 4.84 ACS PER LS-09-0013 LESS 0.117 ACS ROW PER REC # 3697799 2/13/2019](#)

Boundary Description:

Boundary Justification:

Continuation Sheet ☐

9. Property Owner(s)

Name(s): [Lisa Cook](#)

Address(es): [3700 Shawnee Mission PKWY, Fairway, KS 66205](#)

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

[Aaron Grunwald](#)
[Sopher Sparr Architects](#)
[1731 15th St #250, Boulder, CO 80302](#)
[\(303\) 442-4422](#)

Directions for Attachments

Continuation Sheets [SEE ATTACHED 10094 HWY 7 - HPAB Subcommittee Document](#)

For each continuation sheet used, clearly identify the section of this form to which the sheet applies. For example, the Historical Narrative in Section 1 will need to have a continuation sheet. At the top of this sheet, type "Continuation Sheet - Section 1". Remember to number each page of the application, including all attachments.

Maps

This form will be considered incomplete unless a map(s) identifying the location of the structure or site, or the boundary of a district is included.

Photos

Photos or slides of the property should be included with this application. The photos should include captions identifying the photo as well as the date it was taken, if possible. These photos will become part of the file for the property and won't be returned unless requested by the applicant.

Resource Number: 5BL.14445
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. Identification

1. Resource number: **5BL.14445**
Temporary resource number:
3. County: **Boulder**
4. City: **Allenspark**
5. Historic building name:
6. Current building name: **N/A**
7. Building address: **10094 HWY 7 UNINCORPORATED, 80510**
8. Owner name and address:
COOK LISA TRUST UTA
C/O LISA A COOK, 3700 SHAWNEE MISSION PKWY,
FAIRWAY, KS 66205

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **3N** Range **73W**
 ¼ of **NW** ¼ and ½ of ¼ of section: **2**
10. UTM reference
Zone : **13N** **454366** mE **4456196** _mN
11. USGS quad name: **Longs Peak**
Year: **2019** Map scale: 7.5' ☒ 15' ☐ Attach photo copy of appropriate map section.
12. Lot(s): **1-13 & 18-29** Block: **11&12**
Addition: **Hewes-Kirkwood** Year of Addition: **1921**
13. Boundary Description and Justification:
The property is at 10094 Highway 7. The legal description is: LOTS 1-13 BLK 11 & LOTS 18-29 BLK 12
HEWES KIRKWOOD & TR 1453 02- 3N-73 - 3 IMPS TOTAL 4.84 ACS PER LS-09-0013 LESS 0.117 ACS
ROW PER REC # 3697799 2/13/2019

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length: 48' x Width: 22'
16. Number of stories: **2**
17. Primary external wall material(s): **Log**
18. Roof configuration: **Clipped Gable**
19. Primary external roof material: **Asphalt**
20. Special features: **The stone exterior chimneys and the long roof eaves**

General architectural description:

21. **The Log House is rectangular in plan and oriented to the south with two stories. It has a Swiss Chalet style. The roof is clipped gable with asphalt shingles and long extended eaves. There are two exterior stone chimneys, one centering the north elevation and one on the west elevation. The cabin is log constructed with an even tier hog-troughed corners. There's a fullwidth double deck porch to the south, and the bottom porch wraps around to the east. The main entrance is to the south with a wood twelve pane double doors. Flanking the doors are two nine pane wood windows. The second floor has a wood single pane double door. Flanking the doors are six pane wood windows. The north elevation on the second floor has four-six pane wood windows and a wood door to the main floor. To the east and west have many wood windows throughout and a wood door to the main floor to the northeast. To the west, there is an exterior stone patio with a stone chimney. The cabin rest on logs for a foundation.**
22. Architectural style/building type: **Rustic Swiss Chalet**
23. Landscaping or special setting features:
The property is in a mountainous region. It has a long gravel driveway leading up to the main cabin is off Highway 7. There are evergreen trees throughout the property. There's a flagstone path that leads to seven other buildings or cabins on the property.
24. Associated buildings, features, or objects:

1: Type: **Lodge Pole**

Architectural Description: **The cabin is a rectangular shape and oriented to the south. The dimensions are 29 feet by 13 feet. The roof is clipped gable with asphalt shingle and metal gutters. Centering the cabin is a stone chimney. The cabin is log construction and has an exterior siding of wood shingle and logs with even tier corner post. There's a portico to the south that leads the main entrance of a wood single pane double door. The main entrance is flanked by a pair of four-pane wood casement windows. The north elevation has an addition at the center with a flush wood door entrance. Both east and west elevation has a pair of four-pane wood casement windows centering the wall. The cabin looks to have a stone and log foundation.**

2: Type: **Garage**

Architectural Description: **The Car Port is rectangular in plan, single-story, and oriented to the south. The dimensions are 20 feet by 12 feet. It has an asphalt shingle gable roof with exposed rafter tails. It has log construction and even tiers hog-troughed corners. There's a fixed nine pane wood window that centers the north, east, and west elevation. The south elevation has a double wood door. The building rests on a log and stone foundation.**

3: Type: **The Teepee**

Architectural Description: **The cabin is rectangular in shape, single-story, and oriented to the south. It has dimensions of 12 feet by 14 feet. The building has wood-framed construction with an exterior siding of wood shingles. To the south, there's a small porch that leads to the main entrance of a four-panel wood door. There's a six-pane wood hopper window off-centered on the east elevation and same type of window near the north end of the west elevation. The structure rests on stone and logs piers.**

4: Type: **Rabbit House**

Architectural Description: **The cabin has an L-shape, single-story, and oriented to the west. It has dimensions of 10 feet by 12 feet. There's a front gable roof with asphalt shingle. The Rabbit House has wood construction and exterior of split log siding. The main entrance is to the west with 42 over 42 pane, stained-glass door. The north elevation has a centered six pane fixed wood window. The south elevation has an attached shed. The east elevation has a centered wood eight pane fixed window. The structure rest on a log foundation.**

5: Type: **Pica Place**

Architectural Description: **The shed is rectangular in shape, single-story, and oriented to the east. It has dimensions of 6 feet by 8 feet. There's a front gable roof with asphalt shingle and exposed rafter tails. It has wood construction and exterior of split log siding. The main entrance is to the east with a wood stoop that leads to a split log door. The north elevation has a four-pane fixed window. The south elevation has a six-pane fixed wood window. The shed rest on stone piers for a foundation.**

6: Type: **Antler Shed**

Architectural Description: **The shed is rectangular is shape, single-story, and oriented to the east. It has dimensions of 10 feet by 9 feet. There's a front gable roof with asphalt shingle and exposed rafter tails. It has wood construction, and the exterior siding is plywood. The main entrance is to the east with a double wood door. Two, six pane fixed wood windows are centered on the west elevation. The shed rest on log piers for a foundation.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1921** Actual:

Source of information: **Boulder County Assessor Records (Carnegie Library)**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Sherman Ralston**

Source of information: **Supplement to Ionides /Coleman Property**

28. Original owner: **Stephen Ionides**

Source of information: **Supplement to Ionides /Coleman Property**

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

1: Type: **Main Cabin**

Construction History: **The Log House was built in circa 1921. It believed Stephen Ionides was the original owner and had Sherman Ralston construct the cabin for him. Most of the windows have been replaced at an unknown time. In 2004 the asphalt shingle and gutters were replaced.**

2: Type: **Lodge Pole**

Construction History: **The cabin was built in 1909, according to the accessor cards. There's was a small addition to the north at an unknown time. The asphalt shingle roof was replaced in 2004.**

3: Type: **Garage**

Construction History: **Unknown construction date and the windows and doors were replaced at and unknow time. The roof was replaced in 2004.**

4: Type: **The Teepee**

Construction History: **The cabin was built in 1919, according to the accessor cards, and the roof was replaced in 2004.**

5: Type: **Rabbit House**

Construction History: **There's an unknown construction date. There looks to have been a shed added to the south elevation. Windows have been replaced on the north and east elevations. Lastly, the roof was replaced in 2004.**

6: Type: **Pica Place**

Construction History: **Unknown construction date and the roof was replaced in 2004.**

7: Type: **Antler Shed**

Construction History: **Unknown construction date and the roof was replaced in 2004.**

8: Type: **Demolished Wood Shed**

Construction History: **It unknown when the shed was built or demolished.**

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

Mary C Kirkwood, Charles, and Stephen Hewes arrived in Tahosa Valley in 1907 and bought 960 acres. Mary is the mother of Charles and Stephen, and her husband Thomas had passed away in 1906. They started by built a cabin for Mary, Stephen north in Laramie County, and then one for Charles south in Boulder County. In 1914 the brother started their own tourist business by enlarging their mother's cabin. The Hewes-Kirkwood Inn Opened in the spring of 1915, located in Laramie County at 465 Longs Peak Road in Estes Park, Colorado. The Inn was having financial trouble, so to create capital, the Hewes brothers platted the Town of Hewes-Kirkwood in 1921. It had a layout of 16 blocks with 425 lots, very few lots were sold. Charles and Mary managed the Inn until it was sold in 1945, and in 1951 it became Rocky Ridge Music Center, a place for classes and concerts in the summer.

Hewes owned the property until it was possibly given to Stephen Ionides for payment. He helped the Hewes brothers in plotting the Hewes-Kirkwood township. Stephen was husband to Louise S Ionides. They married in 1908 and had a daughter, Margaret, in 1913. They lived in Denver, and Stephen was a chemical engineer. Frances and Alice Silliman are believed to be relatives of Louise. The property was then sold in 1946 to Hewitt Cochran.

Resource Number: 5BL.14445

Temporary Resource Number:

Hewitt Cochran was born in 1912 in Virginia. He married Margaret Ionides, daughter of Stephen and Louise. She when to the University of California At Berkeley and when to the University of Edinburgh, Scotland, and Columbia University for graduate school. Hewitt when to George Washington and Yale University and graduated in 1938. The couple made their home in Florida.

The property was sold in 1968 to Grant and Helen Fortier. Grant was born in 1909 in Wisconsin; he married Helen Taylor in 1929 in Sioux City, Iowa. Helen was born in 1909 in Iowa; they had a son, Guy, in 1932. Grant was a carrier in the telephone industry, eventually becoming a supervisor. Helen was a pianist and an antique dealer. After Helen died in 1980, Guy inherited the property in 1981. The property was later sold to Audrey and Kenneth Doan in 1990.

Kenneth was a manager at Carmean Oil Company, an attendant at a gas station and a mechanic. He was born in 1930 in Iowa, married in 1950 to Audrey Doan. In 1972 they moved to Estes Park. Kenneth passed away in 1992 and Audrey in 2002.

In 1993 Kathleen Marie Baker bought the property; she lived there for 11 years. In 2004, Cristy (Cricket) Coleman purchased the property and then sold it in 2014 to Eric and Ann Cook.

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: 90122414, 90167519, 90211320, 90197268, 90186281, 90440556, 90880380, 00435630, 01025551, 1167461, 1292983, 1803401, 2604249, 3368747, 3743167, 3697799, 3743166

findagrave.com/memorial/155411945

Jessen, Kenneth, Hewes-Kirkwood family built an inn in the shadow of Longs Peak, Loveland Reporter-Herald, March 30, 2019.

Ionides-Cochran Marriage at Miami, Florida Estes Park Trail, Volume XXI, Number 16, August 8, 1941

www.coloradohistoricnewspapers.org

Map of the Town of Hewes-Kirkwood 1921

National Register of Historic Places Hewes-Kirkwood Inn 1994

The Town of Hewes-Kirkwood, Longmont Ledger Oct. 28, 1921

www.coloradohistoricnewspapers.org

Supplement to Ionides /Coleman Property

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.

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: **Architecture**

40. Period of significance: **1909-1921**

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

42. Statement of significance:

The property is eligible for landmarking under criteria four under the listing of Boulder County Landmark. The property 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 due to the unique Swiss Chalet style. The original owners, Stephen and Louise Ionides, wanted the cabin to resemble certain chalet he had admired in Interlachen, Switzerland.

43. Assessment of historic physical integrity related to significance:

The cabin has kept its architectural integrity even after replacing the windows with a similar style. The other cabins and structures have same physical integrity with minimal alteration of small addition and windows replaced. They were built between 1909 to 1919 and have a rustic cabin design, different to Swiss Chalet design, but adds to the significance of the property.

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): **June 8, 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: 5BL.14445
Temporary Resource Number:

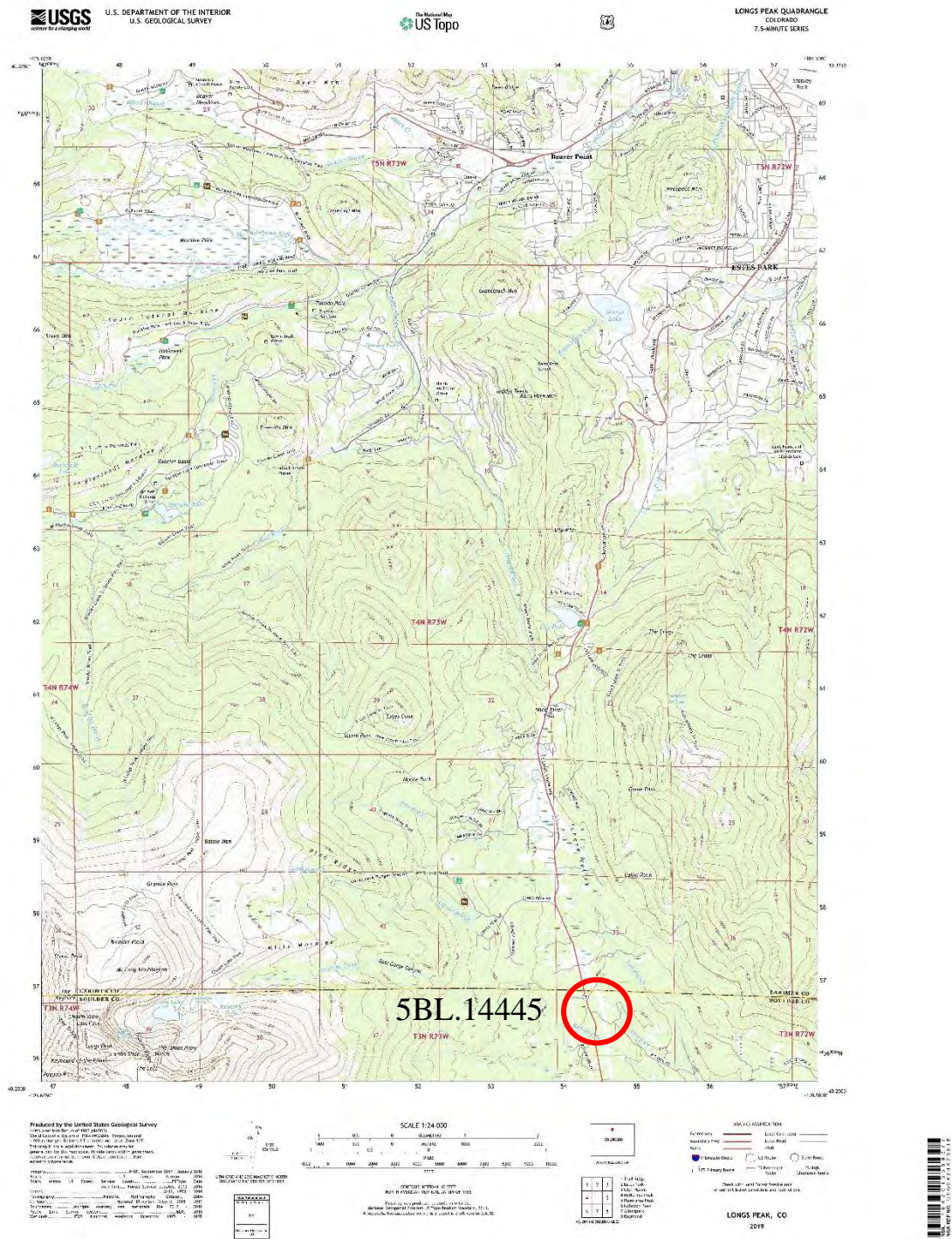
Sketch Map

Address: **10094 Hwy 7**
Site Number: **5BL.14445**



Resource Number: 5BL14445
Temporary Resource Number:

USGS TOPO Map



Resource Number: 5BL.14445
Temporary Resource Number:

Photographs

Main Cabin North Elevation May 2020



Main Cabin South Elevation May 2020



Resource Number: 5BL14445

Temporary Resource Number:

Main Cabin East Elevation May 2020



Main Cabin West Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

Outdoor Padio and Fireplace May 2020



Lodge Pole North Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

Lodge Pole South Elevation May 2020



Lodge Pole East Elevation May 2020



Resource Number: 5BL14445

Temporary Resource Number:

Lodge Pole West Elevation May 2020



Garage - North Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

Garage - South Elevation May 2020



Garage - East Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

Garage - West Elevation May 2020



The Teepee- North Elevation May 2020



Resource Number: 5BL14445

Temporary Resource Number:

The Teepee- South Elevation May 2020



The Teepee- East Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

The Teepee- West Elevation May 2020



Rabbit House - North Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

Rabbit House - South Elevation May 2020



Rabbit House - East Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

Rabbit House - West Elevation May 2020



Pica Place-North Elevation May 2020



Resource Number: 5BL14445

Temporary Resource Number:

Pica Place-South Elevation May 2020



Pica Place-East Elevation May 2020



Resource Number: 5BL.14445

Temporary Resource Number:

Pica Place-West Elevation May 2020



Antler Shed-North Elevation May 2020



Resource Number: 5BL14445

Temporary Resource Number:

Antler Shed-South Elevation May 2020



Antler Shed-East Elevation May 2020



Resource Number: 5BL14445

Temporary Resource Number:

Antler Shed-West Elevation May 2020



Dog House Southwest Elevation May 2020



Resource Number: 5BL.14445
Temporary Resource Number:

Dog House Northwest Elevation May 2020



Demolished Wood Shed-IRES



Resource Number: 5BL14445

Temporary Resource Number:

Main Cabin South Elevation 1983



Main Cabin East Elevation 1983



Resource Number: 5BL.14445
Temporary Resource Number:

Lodge Pole South Elevation 1949



Lodge Pole South Elevation 1983



Resource Number: 5BL.14445
Temporary Resource Number:

Lodge Pole Southeast Elevation 1983



The Teepee- Southeast Elevation Circa 1949



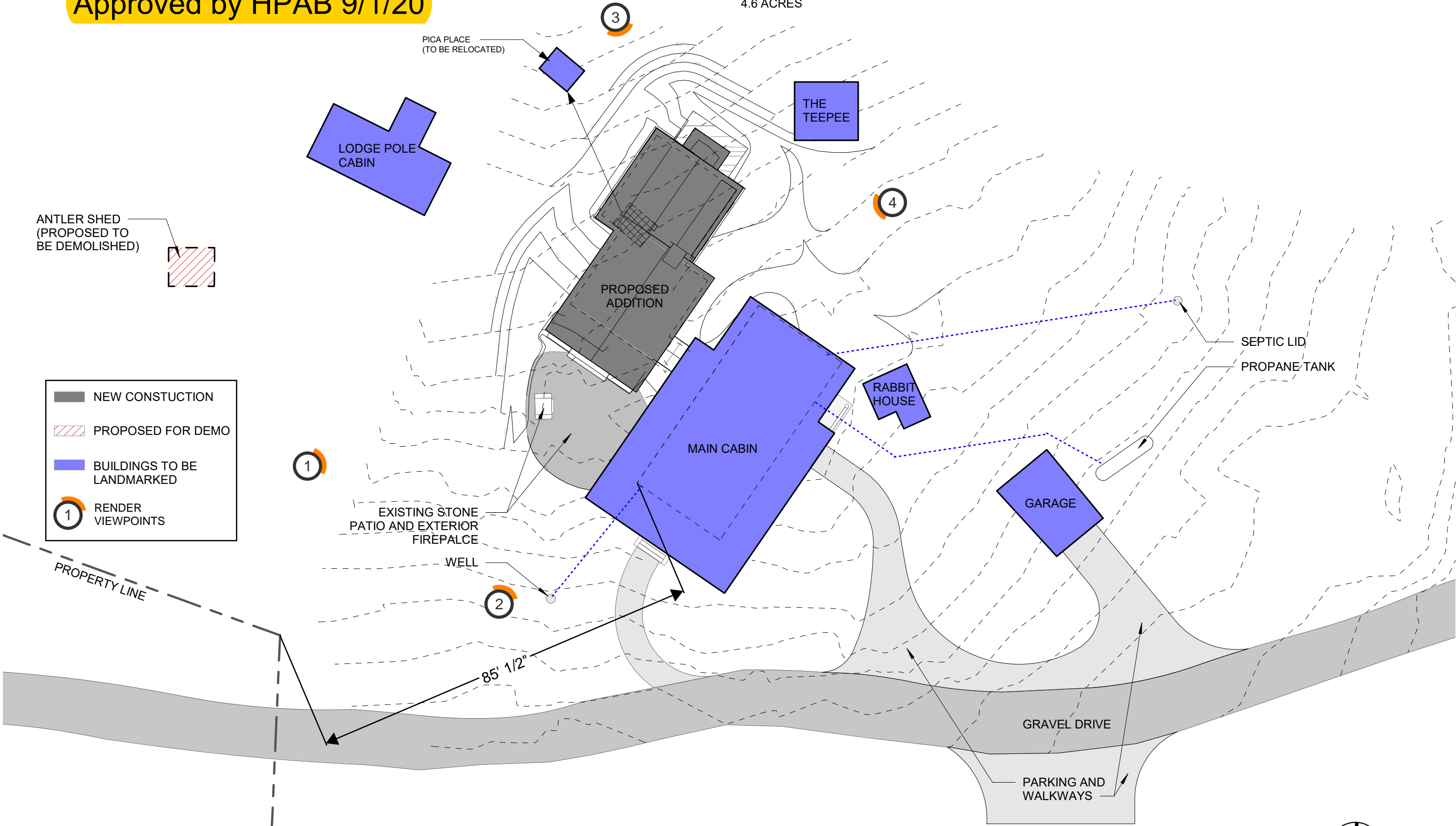
Resource Number: 5BL.14445
Temporary Resource Number:

The Teepee- Southwest Elevation 1983



Approved by HPAB 9/1/20

4.6 ACRES



ENLARGED SITE PLAN



SCALE: 1" = 20'-0"



TRUE NORTH

03/05/21



EXTERIOR FIREPLACE
OMITTED FOR CLARITY

PERSPECTIVE 1



PERSPECTIVE 2



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, April 1, 2021 – 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-21-0003: Bush Family Cabin

Request: Boulder County Historic Landmark Designation
Location: 265 County Road 113S, in Section 11, T3N, R73W of the of
the 6th Principal Meridian
Zoning: Forestry (F) Zoning District
Owner: Granville M Bush IV
Agent: Mike Daley

PURPOSE

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

BACKGROUND

An application for landmark designation of the cabin has been submitted on behalf of the owner, Granville Bush IV, by Mike Daley, the agent. The request is to designate the historic cabin on the property.

The property was part of the holdings of H.G. Nowels and O.L. Dever who, together with their wives, planned to build a resort in the Meeker Park area to operate in the summer months. Construction on the Meeker Park Lodge began in 1929, and the Devers soon bought out the Nowels and 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 and many of them 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 with the Devers selling land to nearly 80 families. Most of the privately-owned cabins are located on the west side of the highway.

The cabin is believed to have been built by Granville Bush and O.L. Dever around 1949, a few years after Granville and Helen Bush purchased the property from the Devers. The Bushes were from Kansas where Granville was a freight agent. The cabin passed to their son, Granville Bush III, in 1976, and then to his children in the 1990s, and is currently owned by Granville Bush IV.

The cabin was constructed in a rustic, log cabin-style with butt-and-pass round corners and a stone foundation. Most of the windows seem to be original, including the main façade plate-glass window.

In October 2019, Boulder County landmarked the Meeker Park Lodge Historic District with 26 contributing structures on six parcels that were all owned at that time by the Dever family. Although not a member in that district, the Bush Family Cabin would contribute to the district if added and would probably contribute to a National Register district if one were created.

On January 16, 2020, a subcommittee of HPAB unanimously agreed (3-0) that the cabin is eligible for landmark status under Criteria 1, 4 and 8. The subcommittee then reviewed and approved an addition to the west side of the cabin with the direction that the applicants work with HPAB at the time of the building permit submittal to ensure that the proposed materials are compatible with the historic cabin. The approved plans are attached. The details of the proposed materials have not been reviewed yet and will need to be reviewed by an HPAB subcommittee once the BOCC approves the landmark designation. These are also attached.

During the permitting process, Chief Building Official Ron Flax approved a request for a modification of the HERS (Home Energy Rating) target with the condition that the cabin is landmarked with Boulder County as Building Code exceptions are allowed for designated buildings.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1, 4 and 8.

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

The cabin is significant for its association with Meeker Park's development as a tourist resort during the first half of the twentieth century.

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 cabin is significant as a good example of rustic, log cabin-style architecture.

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

The cabin is significant for its association with Boulder County's Meeker Park Lodge Historic District and would be a contributing resource if added to the district.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-21-0003: Bush Family Cabin** under Criteria 1, 4 and 8 and subject to the following conditions:

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

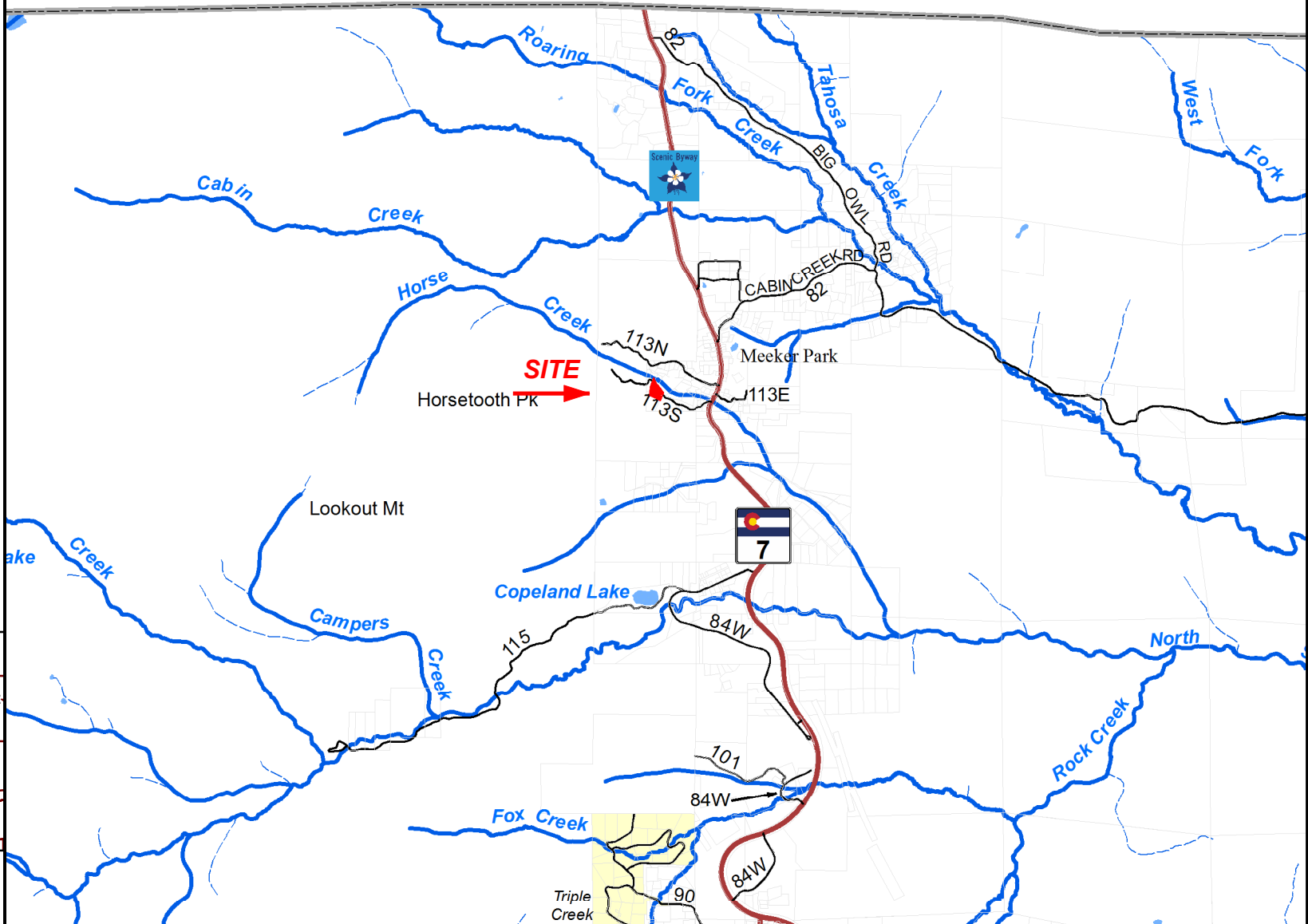
Vicinity

265 COUNTY RD 113S

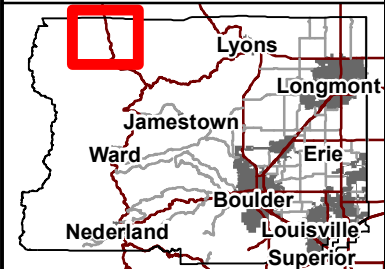
Legend

 Subject Parcel

 County



0 4,000 Feet
NORTH 1 inch = 4,000 feet
Area of Detail Date: 9/4/2019



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Boulder County Land Use Department

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

Aerial

265 COUNTY RD 113S

Legend

 Subject Parcel

CR 113N

Horse Creek
CR 113S

SH 7

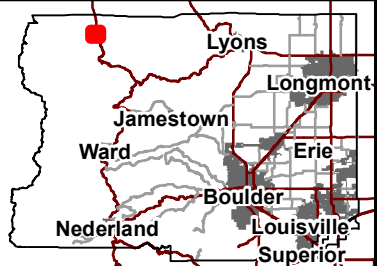
CABIN CREEK RD

CR 113E

0 600
Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 9/4/2019



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Boulder County Land Use Department

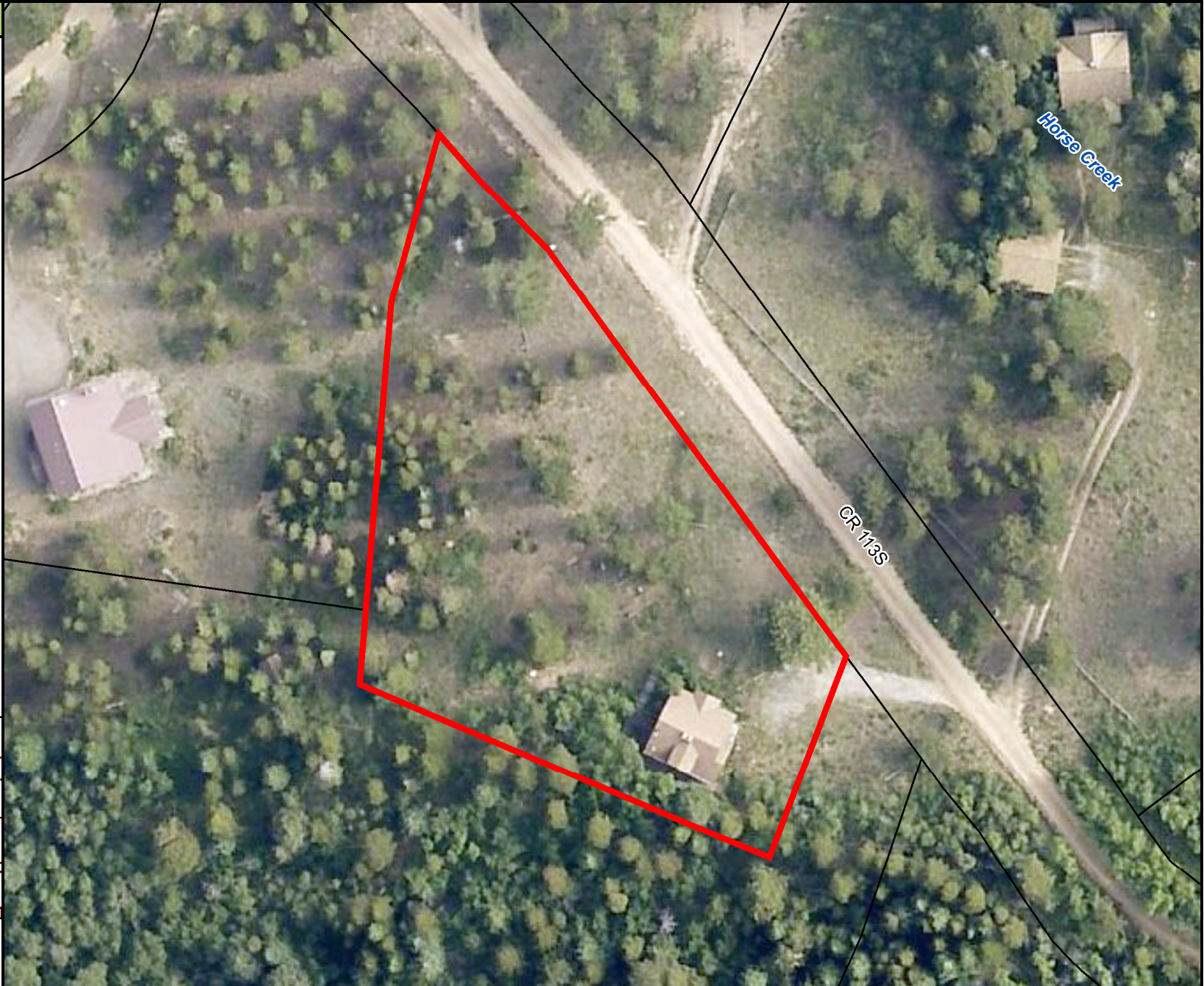
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

265 COUNTY RD 113S

Legend

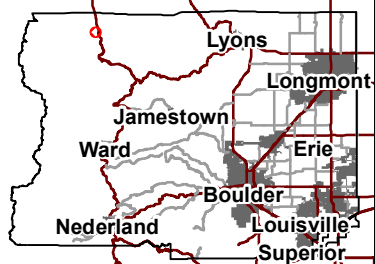
 Subject Parcel



0 60
Feet

NORTH 1 inch = 60 feet

Area of Detail Date: 9/4/2019



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



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:

Other Names: 265 CR 113S

Historical Narrative: see attached survey

2. Location

Address(s): 265 CR 113 S

3. Classification

Property Ownership: ___Public X Private ___Other

Category of Property: X Structure ___ Site ___District

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

 1 Contributing Resources ___ Non-contributing Resources

Narrative Describing Classification of Resources:

4. Function or Use

Historic Functions: summertime use mountain cabin

Current Functions: summertime use mountain cabin

5. Description

Narrative Describing Resource: see attached survey

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: 1947-1969

Significant Dates:

Significant Persons: Granville Bush II and O.L. Dever

7. Bibliographical References

8. Geographical Data

Legal Description of Property:

Boundary Description:

Boundary Justification:

9. Property Owner(s)

Granville Bush IV

Address: Box 6, Sterling KS 67579

Phone: 620-278-2270

10. Form Prepared By:

Name: Michael Daley

Address: box 308, Allenspark, CO 80510

Phone: 303-747-1122

E-Mail: *mikedaley34251@gmail.com*

11. Photos, Maps, and Site Plan

See attached survey and site plan with the building permit

For Office Use Only

Docket Number:

Assessor ID:

Parcel Number:

Application Date:

Resource Number: 5BL.14135
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: **5BL.14135**
2. Temporary resource number:
3. County: **Boulder**
4. City: **Unincorporated**
5. Historic building name: **Unknown**
6. Current building name: **Unknown**
7. Building address: **265 County Road 113S, Unincorporated Boulder County, CO, 80510**
8. Owner name and address:
Granville M Bush, IV
449 N Broadway
Sterling, KS 67579

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3N Range 73W
 ¼ of SW ¼ of SE ¼ of SW ¼ of section 11
10. UTM reference
Zone 13 ; 454385.53 mE 4453806.59 mN
11. USGS quad name: Allenspark
Year: 2016 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): n/a Block: n/a
Addition: n/a Year of Addition: n/a
13. Boundary Description and Justification:
The site property is approximately 1.22 acres in size and consists only of a cabin. The property is located off the west side of Highway 7 in the unincorporated community of Meeker Park. Its legal description is:
TRACT 1359 & 1499 0.70 ACS M/L & TR 1500 0.45 ACS M/L & 0.07 ACS ADJ ELY 11-3N-73 TOTAL 1.22 ACS M/L

III. Architectural Description

14. Building plan (footprint, shape): **rectangular**

Resource Number: 5BL.14135

Temporary Resource Number:

15. Dimensions in feet: Length 31 x Width 30

16. Number of stories: **1 ½**

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

18. Roof configuration: **side gable**

19. Primary external roof material: **composite shingle**

20. Special features: **log siding**

21. General architectural description:

The cabin is located on the west side of Highway 7 in Meeker Park. Featuring a basic rectangular plan, it has a side gable roof, shingle roofing, and is supported by an exposed stone foundation. Its walls are built of horizontal logs with butt and pass corners. A stone chimney exits the center of the roof along the ridge. There are both casement and fixed windows, and few windows (primarily on the second story level) have been replaced with vinyl frames.

The north elevation should be considered the façade of the cabin, with the main entrance near the northeast corner of the house. The entrance is accessed by a set of stone stairs with 8 treads and a wooden railing. The entrance is hung with a wood door with three lights in the upper half and a screen door. The north elevation is primarily marked by a small projecting front gable with a large fixed window. A pair of wood frame, 8-light casement windows is situated on the north elevation on either side of the projecting gable.

On the first floor of the east elevation there is a pair of 8-light casement windows and a smaller wood frame 4-light window near the northeast corner. There are two window openings on the second-story level in the gable ends. Both windows have been replaced with vinyl casement windows. A set of wood frame stairs is attached to the rear deck on the east elevation.

The south elevation, or rear, includes a back entrance hung with a wood door and wood-frame screen door. There are two window openings on the first level: a pair of wood frame 8-light casement windows and a smaller wood frame 4-light casement window. On the second story, a gable type dormer is situated near the center of the elevation and has a vinyl casement window. A wood deck is attached to the south elevation and wraps around to the west elevation.

The west elevation is marked by a set of three wood frame 4-light windows, a large fixed window framed with shutters, and a vinyl frame casement window in the gable end.

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

23. Landscaping or special setting features:

Resource Number: 5BL.14135

Temporary Resource Number:

The property is in the unincorporated community of Meeker Park and accessed by a packed-earth driveway off County Road 113S to the northeast of the cabin. The surrounding terrain is mountainous, and a mixture of native pine and aspen trees surround the cabin.

24. Associated buildings, features, or objects: **none**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1949**

Source of information: **Boulder County Tax Assessor**

26. Architect: **none**

Source of information:

27. Builder/Contractor: **Possibly Granville M. Bush and O.L. "Danny" Dever**

Source of information:

28. Original owner: **Granville M. Bush**

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

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

According to Boulder County Assessor records, the cabin was constructed in 1949. The wood deck along the south and west elevation was added sometime in the 1990s. Prior to the addition of the rear deck, a small 10x10ft enclosed wood porch was located near the southwest corner of the house, but this was removed sometime after 1971.

The roofing was originally asphalt roll and the windows along the second story on the west, south, and east elevations have been replaced.

30. Original location **X** 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:

Built in 1949, the cabin has served as a seasonal residence for most of its history. The cabin is located in Meeker Park, and prior to its construction the property was under the ownership of Danny and Crete Dever, proprietors and owners of the nearby Meeker Park Lodge. The Meeker Park Lodge was built in 1934, and by 1949 the Dever family had built and acquired several nearby cabins to serve as summer rentals. Visitors mostly hailed from Texas, Iowa, Nebraska, and Kansas, with many coming back year-

after-year. Some visitors eventually came back to the Meeker Park area wanting to build a cabin for their personal use, so throughout the 1930s and 1940s the Dever family sold off small parcels of land out of their 160-acres to about 80 or so different families, with the Bush family as one of them.

Granville and Helen Bush purchased the small lot of land from the Dever family in 1944 for \$125. The deed for the land included the "privilege of connecting to the spring water line." At that time, the Meeker Park Lodge was the social center of the area, serving as the location for square dances, picnics, meals, and other events. Making Meeker Park all the more desirable, Estes Park extended its electricity line to the area in 1946. Although the lot was purchased in 1944, Assessor records indicate that construction on the log cabin wasn't completed until 1949. According to the family, O.L. Dever helped construct the cabin.

Granville and Helen Bush were from Kansas where Granville worked as a freight agent. At the time of the 1940 U.S. Census, they were living in Mission, Kansas. Granville Bush was born in 1893 in Texas, and Helen was born in about 1892 in Oklahoma. The two married in about 1917. By 1930, the couple was living in Lyons, Kansas. Their son, Granville M. "Mac" Bush III, was born in 1920 in Kansas City, Missouri. His 2000 obituary states that he was resident of Lyons, Kansas for 52 years and "A summer resident of Meeker Park, Colorado." Granville III was an attorney for over 50 years, working as senior partner at Bush, Bush, and Shanellec, of Lyons and Sterling, Kansas. He married Letha Epperly in Lawrence, Kansas in 1943. Granville III and Letha had three children: Granville M. IV, John, and Helen Louise.

The Bush family is briefly mentioned in Keith Dever's *The Meeker Park Story*. Granville III and Letha's daughter, Helen Louise, worked for the lodge during their summer visits. Although no other details were found, its clear that the Bush family have been repeat visitors of Meeker Park since the 1940s.

In 1976 ownership passed to Granville and Helen's son, Granville III, and in the 1990s ownership passed to the third generation children, Granville IV, John, and Helen. John and Helen have since quit claimed their ownership, and Granville Bush IV remains the current owner.

36. Sources of information:

Ancestry.com searches.

Boulder County Assessor Records (online).

Boulder County Clerk & Recorder Records (online). Deed 90417092, 00196971, 02845863, 03626590.

Dever, Keith. *The Meeker Park Story*. Keith Dever, 2010.

Knowlton, Lorna and Edie DeWeese. *Weaving Mountain Memories*. Allenspark Wind, 2014.

Obituary: Granville M. "Mac" Bush. <https://www.findagrave.com/memorial/81155906>

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

Applicable Colorado State Register criteria:

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

Applicable Boulder County landmark criteria:

- X 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;
- X 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;

Resource Number: 5BL.14135

Temporary Resource Number:

- ☐ 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
- ☐ 6. The proposed landmark's archaeological significance;
- ☐ 7. The proposed landmark as an example of either architectural or structural innovation; and
- ☐ 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ Does not meet any of the above Boulder County landmark criteria.

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

40. Period of significance: **1947-1969**

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

42. Statement of significance:

The cabin is historically significant for its association with Meeker Park's development as a rustic tourist resort during the first half of the twentieth century. The rural mountain setting is unaltered, lending an appropriate context for the cabin.

The cabin has been owned by the Granville Bush family for 70 years. The Bush family lived in Kansas and have repeatedly summered in Meeker Park since the 1940s. According to the family, O.L. Dever helped build the cabin and the original owner's granddaughter, Helen Louise Bush, would work at the Lodge during the summers.

Despite a small loss of integrity with a few replacement windows and a deck addition, the cabin's rustic style of architecture is relatively intact and should be considered a good example of the rustic style of architecture that was common in the area during the 1940s. Character defining features include the log construction, the steeply gabled roof, multi-pane casement windows, exposed stone foundation, and the central stone chimney.

The cabin should also be considered a contributing resource within a potential Boulder County Meeker Park Historic District (No such district currently exists).

43. Assessment of historic physical integrity related to significance:

The cabin displays a relatively high level of integrity relative to the seven aspects of integrity defined by the National Park Service – location, setting, design, workmanship, materials, feeling, and association.

Resource Number: 5BL.14135

Temporary Resource Number:

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 X No

Discuss: **This inventory was conducted as a single as-needed survey, but historic properties in the Meeker Park area may have the necessary significance and integrity to qualify as a Boulder County historic district. This cabin would be a contributing resource within such a district.**

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: **265 Co Rd 113S(1).jpg to 265 Co Rd 113S(8).jpg**

Negatives filed at:

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

49. Date(s): **August 29, 2018**

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

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

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

53. Phone number(s):

303-564-2880

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: 5BL.14135
Temporary Resource Number:

Sketch Map

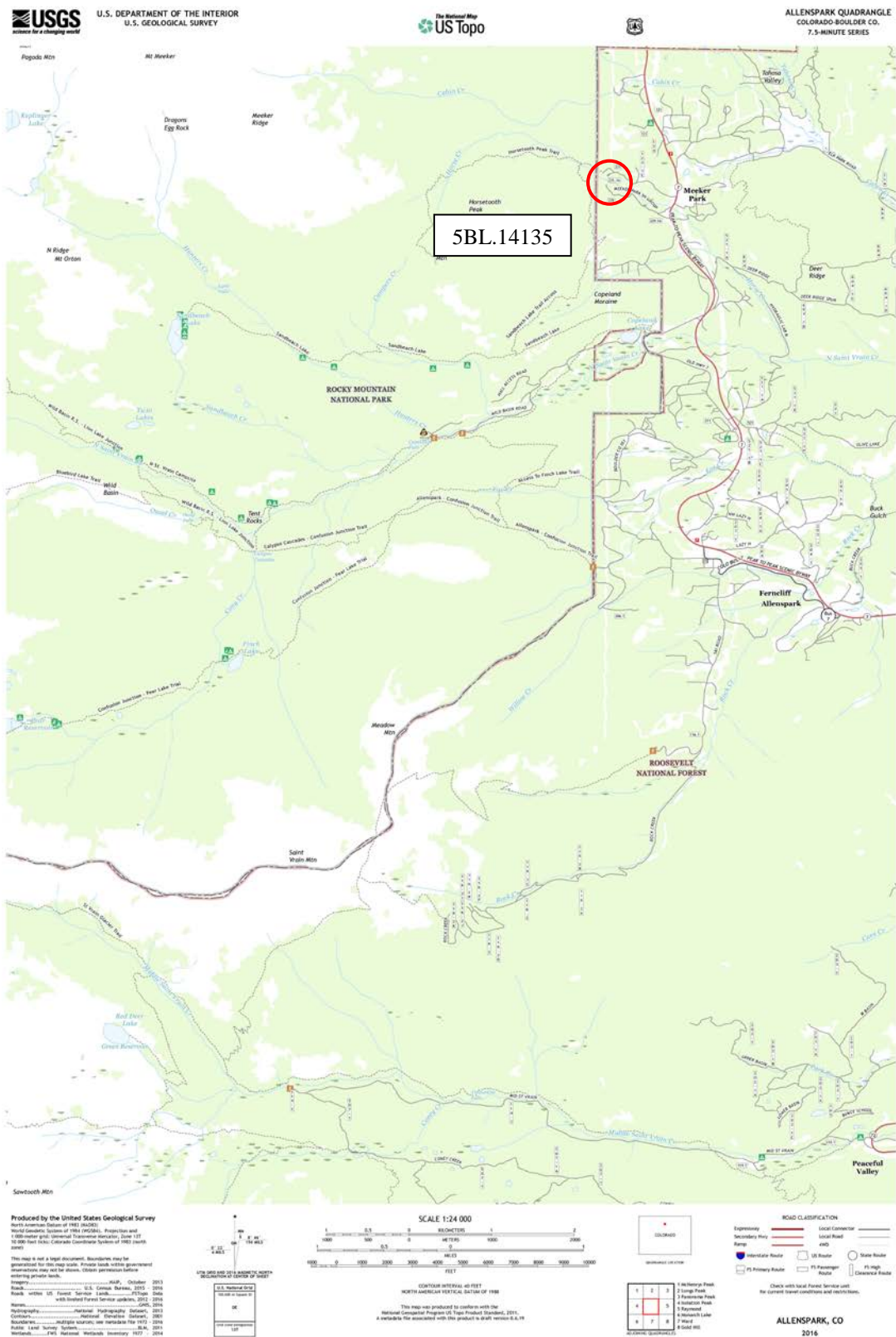
Address: 265 County Road 113S
Site Number: 5BL.14135



— = Property Outline

Resource Number: 5BL.14135
Temporary Resource Number:

USGS TOPO Map



Resource Number: 5BL.14135
Temporary Resource Number:

Photographs

View of cabin from northeast



North Elevation (façade)



Resource Number: 5BL.14135
Temporary Resource Number:

East Elevation



South Elevation



Resource Number: 5BL.14135
Temporary Resource Number:

West Elevation

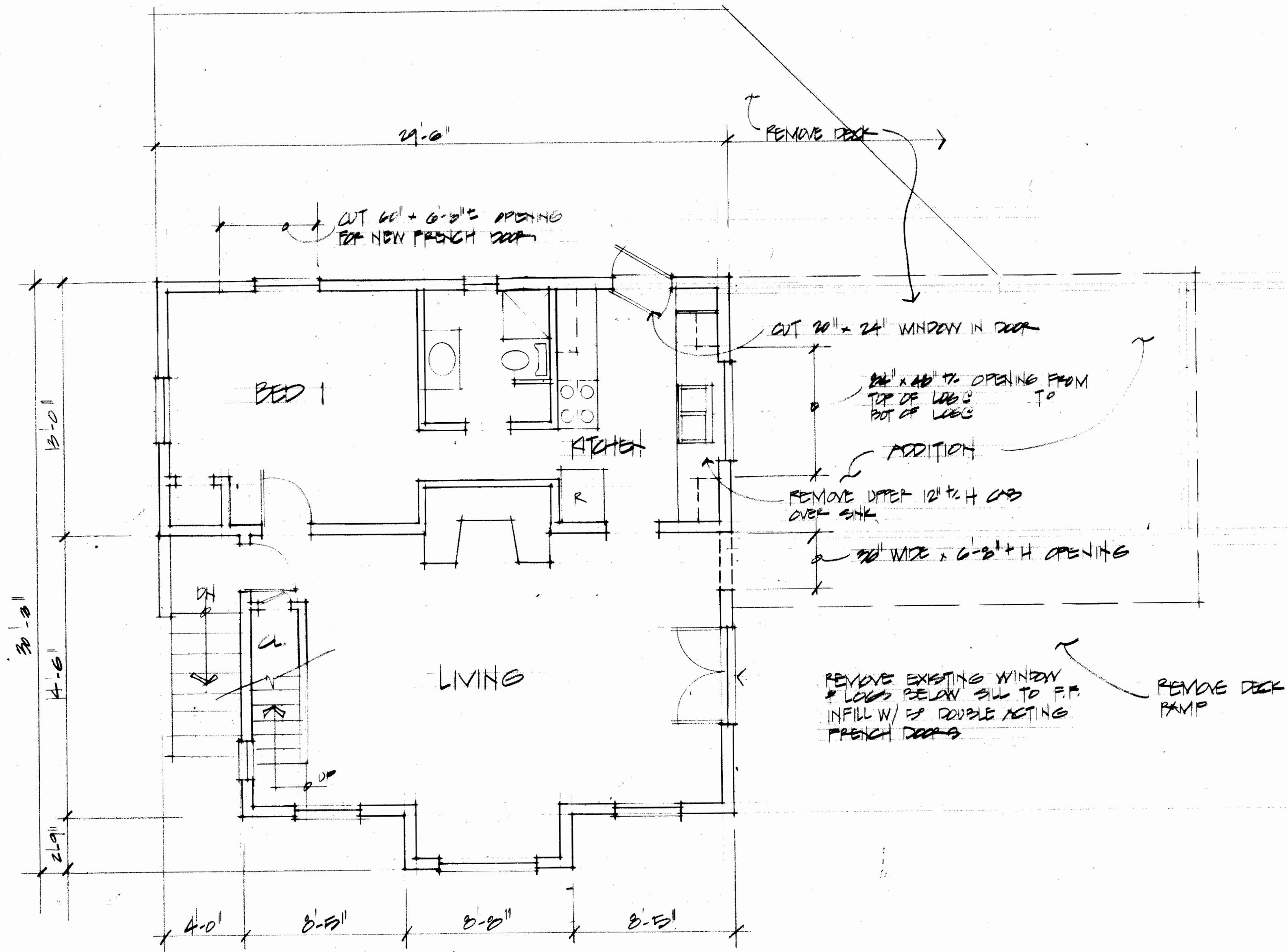


Resource Number: 5BL.14135
Temporary Resource Number:

Additional Photographs

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





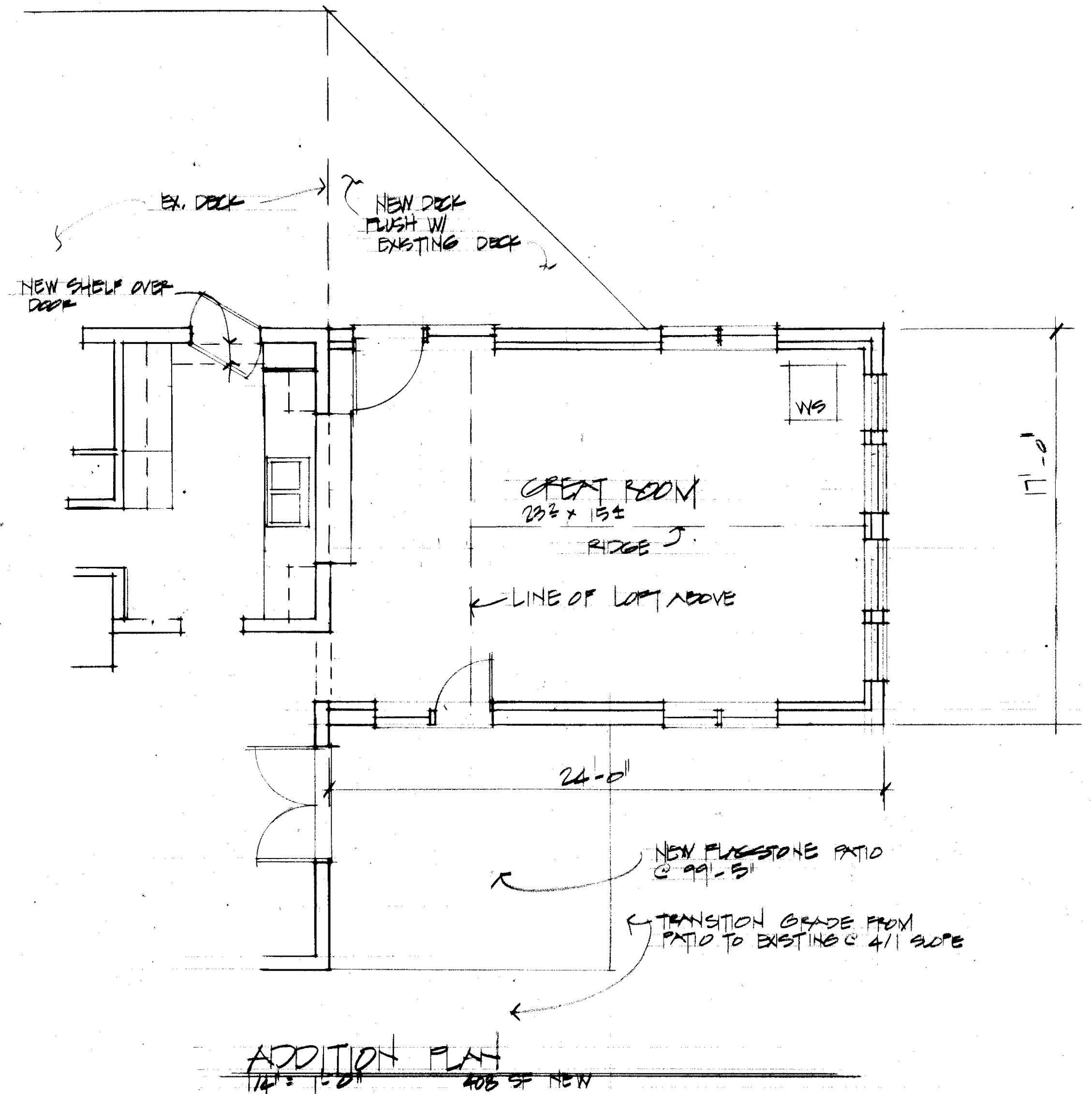
FIRST FLOOR PLAN = REMODEL OF EXISTING

1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0"

MIKE DALEY, ARCHITECT
BOX 308
ALLEN, PA 15015
909-710-1814

BUSH ADDITION
205 CR 113 S
ALLEN, PA 15015
SCOTT BUSH 412-278-2270

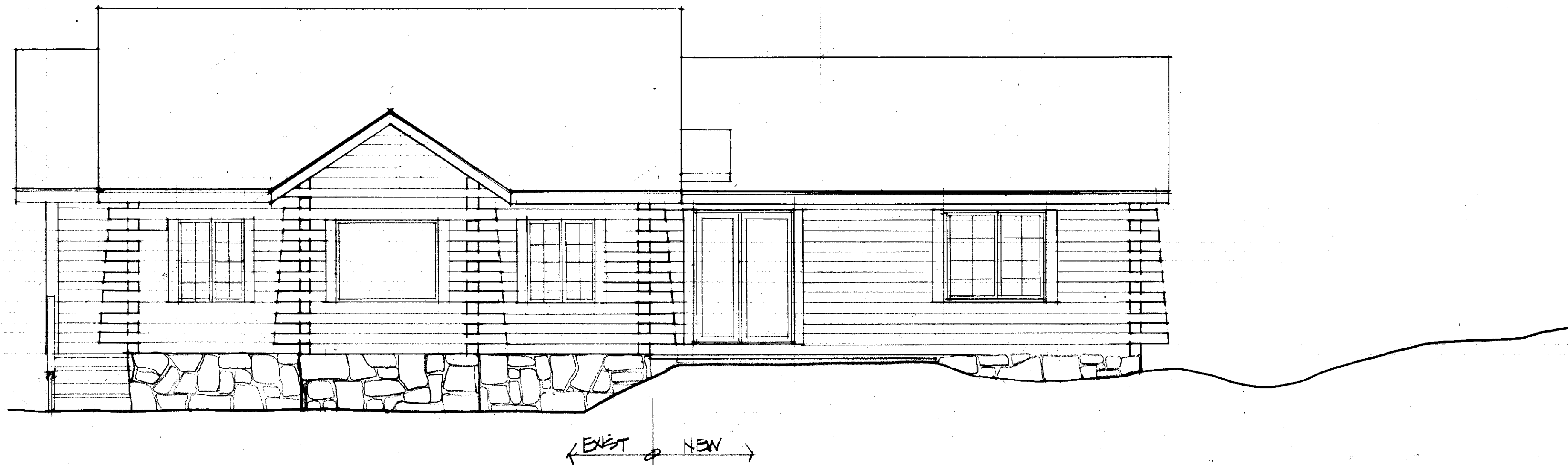
Approved by HPAB, 1/16/20



MIKE DALEY, ARCHITECT
BOX 308
ALLENSPARK, CO 80510
303-710-1874

BUSH ADDITION
205 CR 135
ALLENSPARK, CO 80510
SCOTT BUSH 602-278-2270

UN

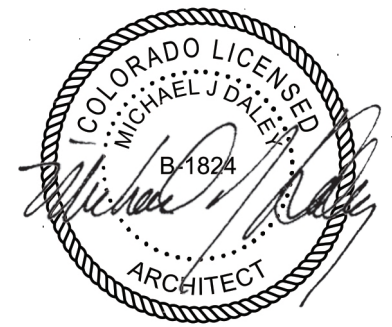
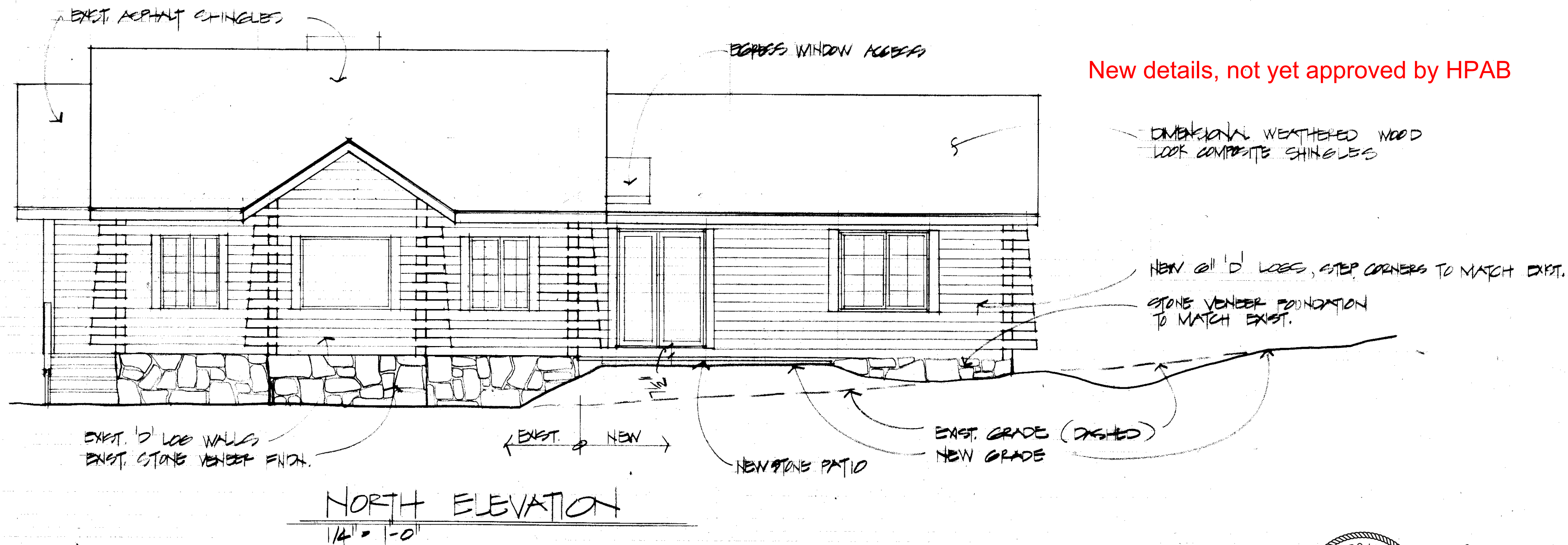


NORTH ELEVATION
1/4" = 1'-0"

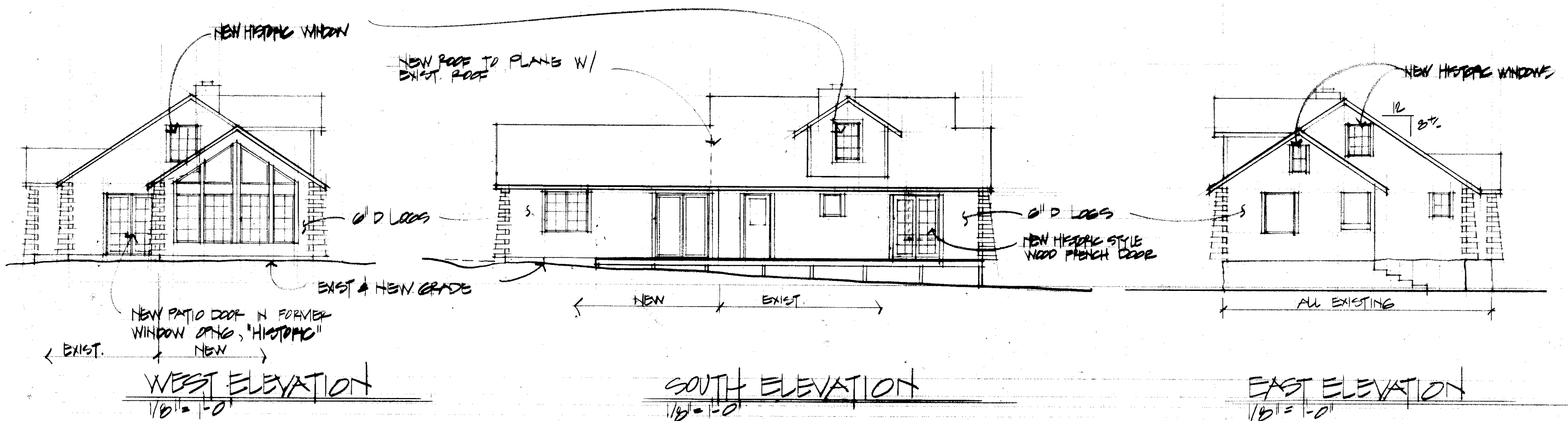
MIKE DALEY, ARCHITECT
PO BOX 908
ALLENSTOWN, CO 80510
703-710-8314

BUSH ADDITION
269 CR 113 S
ALLENSTOWN, CO 80510
SCOTT BUSH 620-278-2270

New details, not yet approved by HPAB



2.28.21



MIKE DALEY, ARCHITECT
PO BOX 300
ALLEN PARK, CO 80510
303-710-1814

BUSH ADDITION
269 CR 139
ALLEN PARK, CO 80510
SCOTT BUSH 620-278-2270