



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 2, 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 July 29th) 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-21-0004: Tucker Ranch**
Request: Boulder County Historic Landmark Designation of the site
Location: 1001 Caribou Road, in Section 14, T1S, R73W of the 6th Principal Meridian
Zoning: Forestry (F) Zoning District
Owner: Boulder County
Website: <https://boco.org/hp-21-0004>
 - b. **Docket HP-21-0005: Clyncke Family Homestead**
Request: Boulder County Historic Landmark Designation of the site
Location: 7010 South Boulder Road, in Section 11, T1S, R72W of the 6th Principal Meridian
Zoning: Estate Residential (ER) Zoning District
Owner: Steve McHugh & Nancy Kimber
Agent: Amber Stewart
Website: <https://boco.org/hp-21-0005>
5. Referral:
 - a. **Docket SU-21-0006: Robinson Vacation Rental**
Request: Special Use Review to permit a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods.

Location: 43 Riverside Drive, approximately 150 feet west of its eastern intersection with State Highway 7, in Section 34, Township 3N, Range 72W.

Zoning: Forestry (F) Zoning District

Applicants/

Owners: Bruce K. & Isabel T. Robinson

Website: <https://boco.org/su-21-0006>

6. Other Business



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

April 1, 2021

6:00 PM

Hearing Held Virtually

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On Thursday, April 1, 2021 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:04 p.m. and adjourning at 6:50 p.m.

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

Board Members Excused: Caitlin McKenna, Stanley Nilson, Don Burd

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

Interested Others: 4

1. CITIZEN PARTICIPATION

None.

2. APPROVAL OF MINUTES

Approval of the March 4, 2021 Historic Preservation Advisory Board minutes:

MOTION: Jason Emery MOVED to approve the March 4, 2021 minutes as submitted

SECOND: Liz Gehring

VOTE: Motion PASSED unanimously

3. LANDMARKS

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

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the site has been submitted by the agent Stephen Sparn on behalf of the owner, Lisa Cook Trust. The request is to designate the historic site.

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

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.)

The agent, Stephen Sparn, commented on the project and was available for questions.

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-21-0002: Ionides Historic Swiss Chalet for landmark status under Criterion 4 and subject to the 2 standard conditions in the Staff Recommendation.

SECOND: Larry Powers

VOTE: Motion PASSED unanimously

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

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the cabin has been submitted by the agent Mike Daley on behalf of the owner, Granville M Bush IV. The request is to designate the historic cabin.

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.)

The owner, Granville M Bush IV, and the agent, Mike Daley, commented on the project and were available for questions.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Larry Powers MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE **HP-21-0003: Bush Family Cabin** 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

- Election of Officers

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

MOTION: Jason Emery motioned that the current chair, Chuck Gray, continue as Chair

SECOND: Mark Gerwing

VOTE: Motion PASSED unanimously (5-0 without Caitlin McKenna, Don Burd, or Stanley Nilson with Chuck Gray abstaining)

MOTION: Larry Powers motioned that the current Vice-Chair Mark Gerwing continue as Vice-chair

SECOND: Chuck Gray

VOTE: Motion PASSED unanimously (5-0, without Caitlin McKenna, Don Burd, or Stanley Nilson with Mark Gerwing abstaining)

- Staff and Board discussed the possibility of returning to in-person meetings later in the year, and the preference of the Board to remain virtual for at least subcommittee meetings.
- Staff brought up that they are seeing a lot more 1950s to 1970s production built and semi-custom built houses that lack architectural significance, and they would like to continue to review these at the staff level with the Board's approval. Staff offered to make a slideshow of some of the houses they have reviewed recently. The Board agreed that the historic preservation staff should be able to decide what comes to HPAB.

5. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:50 p.m.

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.



Community Planning & Permitting

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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 2, 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-21-0004: Tucker Ranch

Request:	Boulder County Historic Landmark Designation of the site
Location:	1001 Caribou Road, in Section 14, T1S, R73W of the 6th Principal Meridian
Zoning:	Forestry (F) Zoning District
Owner:	Boulder County

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 by Boulder County Parks and Open Space. The landmark site is a 1-acre area of a 324-acre parcel. The site includes five (5) contributing resources which are the house, the privy, the cistern, the shed and the driveway.

The parcel was part of the vast holdings of Alfred and Margaret Tucker and their family who farmed and ranched. Alfred Tucker first arrived in Colorado in 1859, purchased the first 160 acres of this parcel in 1872, and subsequently added another 160 acres purchased from the United States. Additionally, the Tuckers owned another 880 acres spread throughout the Golden/Arvada area, Larimer County and Denver.

The house was built c. 1871 and retains its physical integrity from the periods of significance associated with the Tucker family. It features a large fieldstone chimney, historic siding and historic windows. The other historic resources appear to retain their physical integrity as well although ages are unknown.

Boulder County purchased the property in 2020 from the Tucker family.

SIGNIFICANCE

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

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

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

The property is significant for its association with early Colorado settlers Alfred and Margaret Tucker.

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 the cabin's early construction date.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-21-0004: Tucker Ranch** under Criteria 1, 3 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of 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).
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.)



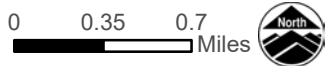
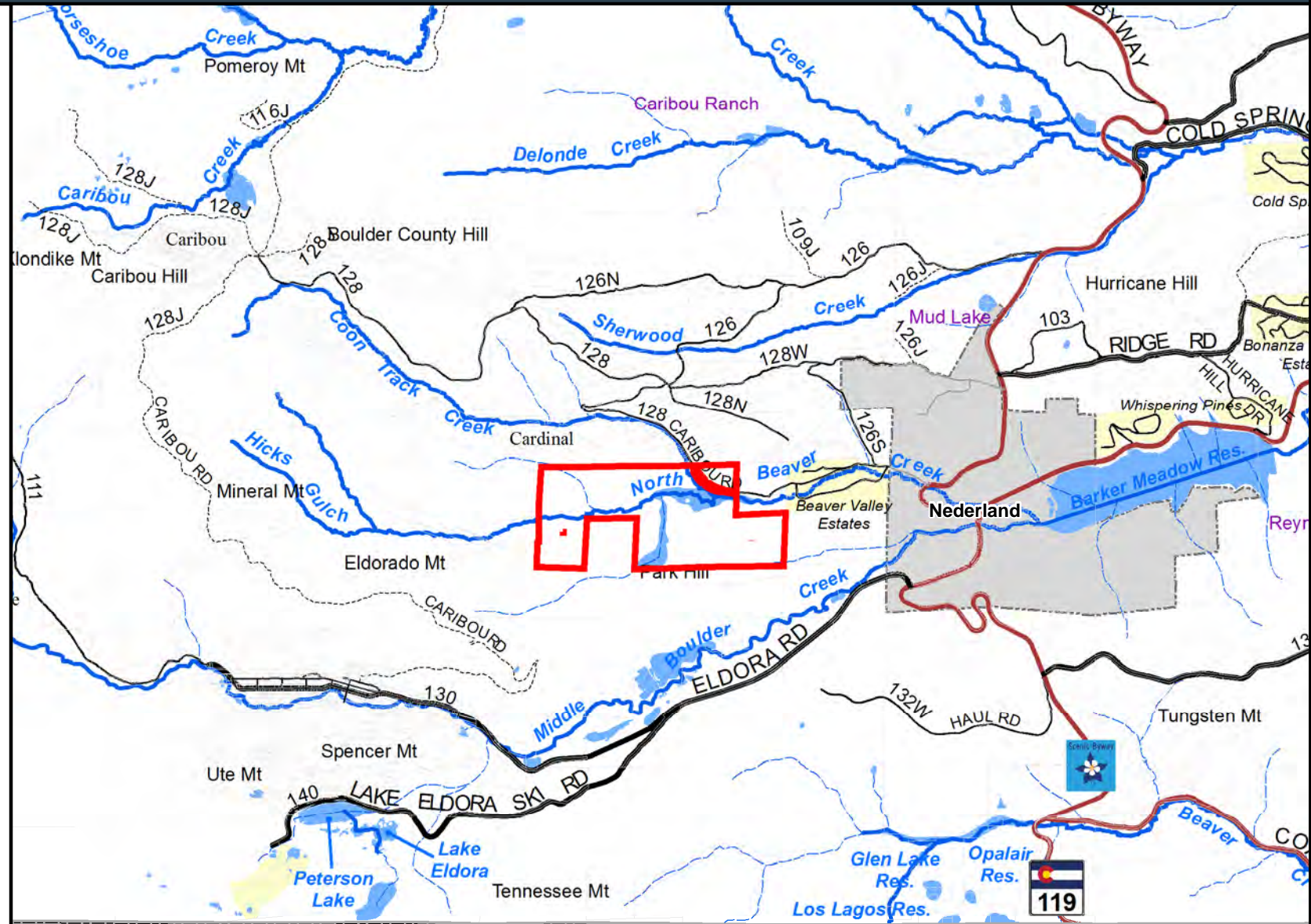
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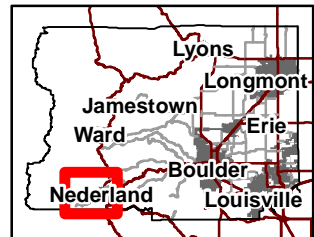
Vicinity

1001 CARIBOU RD

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 7/19/2021



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Aerial

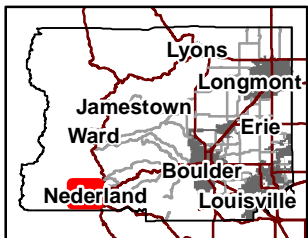
1001 CARIBOU RD

 Subject Parcel

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Miles



Area of Detail Date: 7/19/2021



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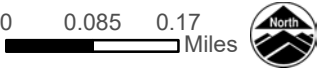
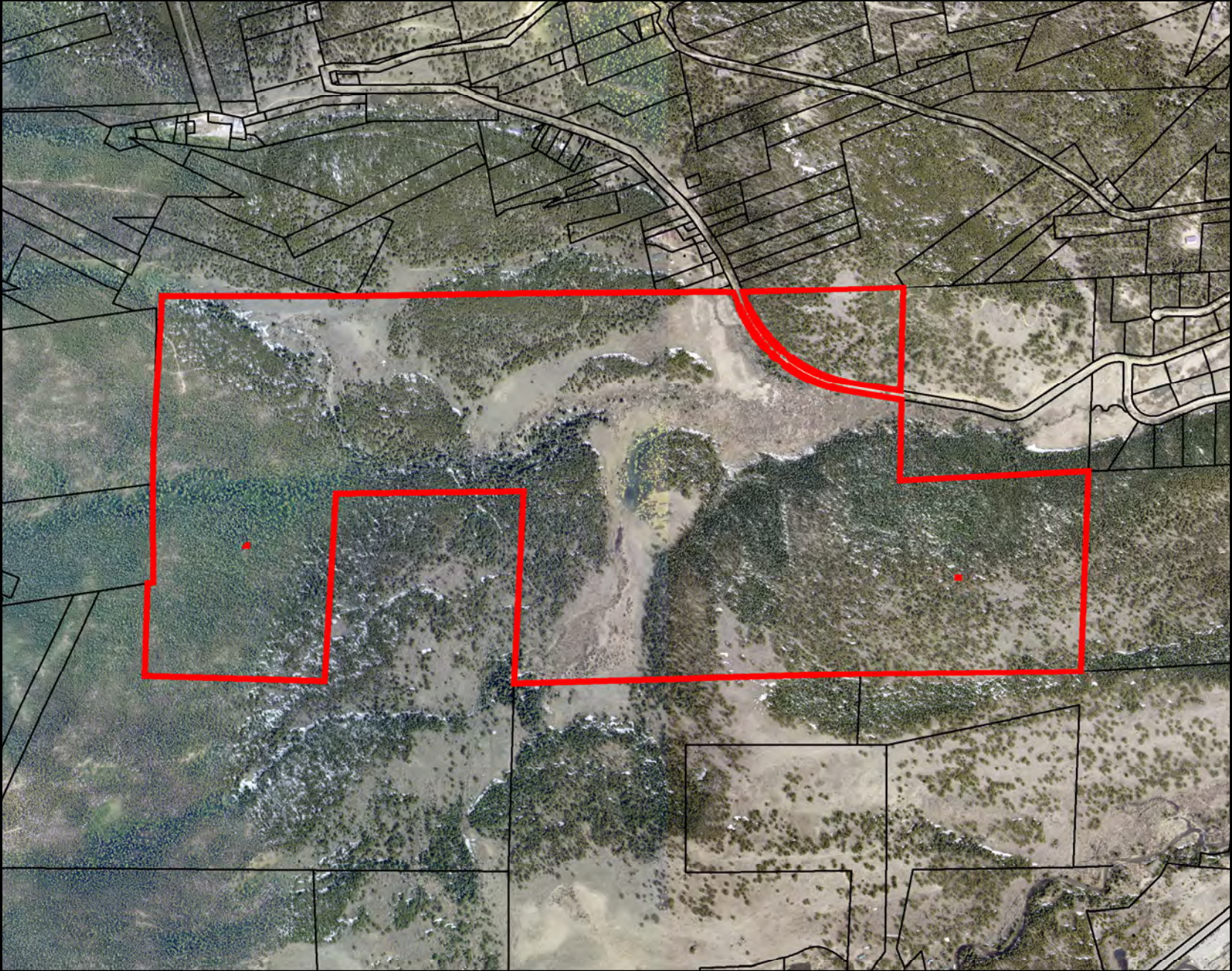
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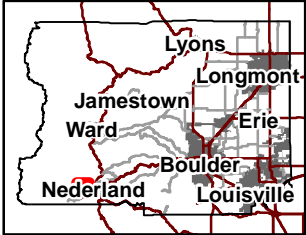
Aerial

1001 CARIBOU RD

 Subject Parcel



Area of Detail Date: 7/19/2021



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Tucker Ranch Site and Landmark Boundary Map



Parks &
Open Space



2021

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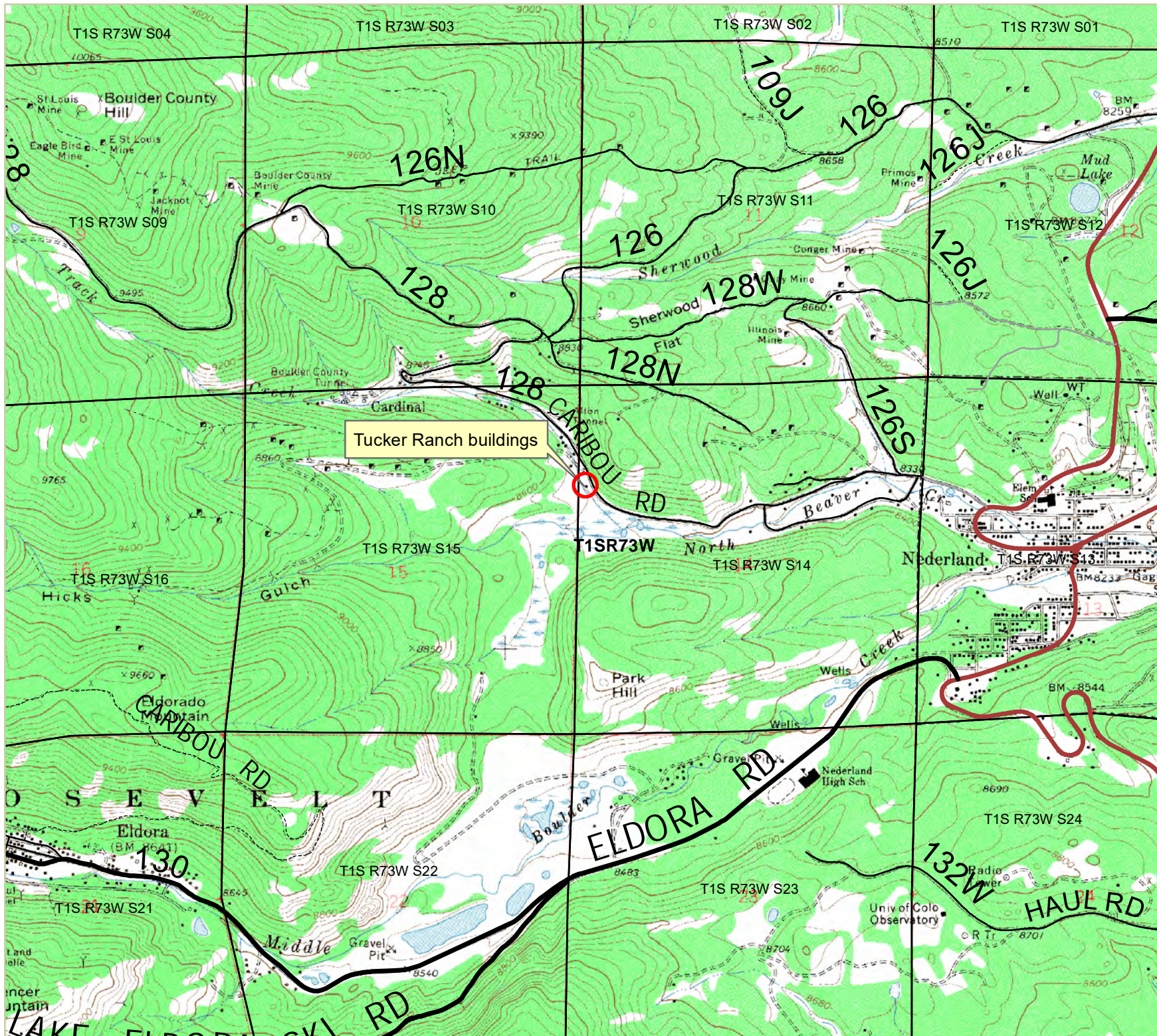
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Tucker Ranch Location Map



Parks & Open Space

2021



Scale 1:24000



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

1. Name of Property

Historic Name: Tucker Ranch
Other Names: Mountain Ranch
Site Number: 5BL.14491

Historical Narrative:

INTRODUCTION

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

ALFRED TUCKER'S EARLY LIFE AND ARRIVAL IN THE KANSAS AND NEBRASKA TERRITORIES

Alfred Tucker was born on November 30, 1820, in Tennessee to Campbell and Margaret (Russell) Tucker.³ At the age of 13 he moved to Illinois. In 1842 Tucker traveled to California, stayed for 22 months to mine, and returned to Illinois by the way of the Isthmus of Panama to continue farming.⁴ By 1850, he was living in Clinton County, Illinois, and identified as a

¹Troyer, Michael D., "Colorado Territory," *Colorado Encyclopedia*, last modified August 1, 2020, <https://coloradoencyclopedia.org/article/colorado-territory>, accessed February 11, 2021.

²Encyclopedia Staff, "Boulder County," *Colorado Encyclopedia*, last modified January 31, 2021, <https://coloradoencyclopedia.org/article/boulder-county>, accessed February 11, 2021.

³"Alfred Tucker," ID 9WM8-2FJ, *Family Search*, <https://www.familysearch.org>, accessed February 10, 2021.

⁴Hall, Frank, *History of the State Colorado, Volume IV*, Chicago: Blakely Printing Company, 1895, 600-601, <https://www.familysearch.org/library/books/records/item/156034-redirection>, accessed February 15, 2021.

farmer.⁵

Like many others at the time, Tucker was lured to the West, most likely because of the discovery of gold, and he made his way to Denver City in May 1859, which was part of the Kansas Territory.⁶ Tucker's arrival, along with 17 others from Clinton County, Illinois, on May 28 is noted in the *Rocky Mountain News* under the heading "Arrivals."⁷ Tucker's wife, Margaret, remained in Illinois, living next to her parent's household.⁸

The *Rocky Mountain News*, a weekly newspaper in operation for only two months at the time of Tucker's arrival, tried to keep a register of the Denver City daily arrivals but realized it could not keep up with the growing number. In the same issue, it noted Tucker's arrival:

After the great retrograde movement had passed off, we intended to have kept a register of the emigrants arriving daily. Our experience since our last issue is, that we cannot accomplish it, for although there are but few from the Platte route, the Arkansas and Express routes furnish about 500 a day. We therefore have to give it up and publish only the few who call up and make the request.⁹

According to the *Colorado Argonauts Fiftyniners' Directory*, Tucker located and claimed 160 acres of land for agricultural purposes at the base of Table Mountain¹⁰ two days after his arrival.

⁵"United States Census, 1850," Census Place: District 68, Clinton, Illinois; Roll: M432_100; Page: 354B; Image: 46, *Family Search*, <https://www.familysearch.org>, accessed February 10, 2021.

⁶Before Colorado became a territory in 1861, it was part of the Kansas, Nebraska, New Mexico, and Utah territories. Denver City was in the Kansas Territory.

⁷"Arrivals," *Rocky Mountain News*, Volume 1, Number 5, June 11, 1859, 2, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org>, accessed online February 8, 2021.

⁸"United States Census, 1860," Census Place: Township 3 Range 1, Marion, Illinois; Page: 910; *Family Search*, <https://www.familysearch.org>, accessed February 12, 2021.

⁹Op Cit., *Rocky Mountain News*, 2.

¹⁰Table Mountain is in present day Jefferson County. Jefferson County did not exist until November 1, 1861, when the Colorado General Assembly organized the 17 original counties.

As one of the early arrivals to the area, Tucker served as a delegate from Golden Gate City¹¹ to the October 1859 Provisional Constitutional Convention that formed the provisional territorial constitution for the Territory of Jefferson.¹² Later that month, this group formed the provisional government of the Territory of Jefferson.¹³

At some point after Tucker claimed the 160 acres of agricultural land at the base of Table Mountain and served as a delegate to the Provisional Constitutional Convention, he relocated north to Altoona City. The July 15, 1860, Federal Census identifies Tucker, age 39, as a miner in the Altoona City¹⁴ census place, which was part of the Nebraska Territory. Tucker was living in the James L. Jordan household, along with three other younger miners from New York and Canada. Tucker is identified as having been born in Tennessee with a \$1,000 personal estate value, with the other miners in that household showing no value.¹⁵

ALFRED TUCKER SETTLES IN SOON-TO-BE-CREATED JEFFERSON COUNTY

Evidentially, Tucker didn't stay too long in the Altoona City area because, by October 1860, he relocated back to his property near Table Mountain. There, he engaged in a legal challenge against the Golden Gate City Town Company and the Golden Gate Toll Road, which Tucker claimed had illegally entered upon his agricultural land claim, which he had made two days after his arrival in Denver City.

Golden Gate City's second mayor, Daniel L. McCleery, had recently constructed a new toll road from the fledgling town of Golden Gate City to the Gregory Diggins gold fields, and this toll road became part of Tucker's legal challenge, in addition to the Golden Gate City Town Company, which was selling town lots on what Tucker claimed was his land.

Prevailing in the Arapahoe County Court of Kansas Territory, Tucker ultimately gained control

¹¹Established on July 5, 1859, Golden Gate City is located at entrance to Golden Gate Canyon, which served as the main passage to the Gregory Diggins gold fields.

¹²The Territory of Jefferson was a federally unrecognized territory that existed from October 24, 1859, until the creation of the Colorado Territory on February 28, 1861.

¹³ Bromwell, Henrietta E., compiler, *Fiftyniners' Directory: Colorado Argonauts of 1858-1859, Pike's Peak Region, Volume I*, <https://history.denverlibrary.org/sites/history/files/FiftyninersCoArgonauts.pdf>, Denver Public Library, Special Collections, 1926, 354, accessed on February 15, 2021.

¹⁴Altoona City refers to the broad geographical area that is approximately seven miles north of the City of Boulder at the bottom of Left Hand Canyon. Today the area is referred to as Altona. Altona operated as a supply and transportation center to serve the needs of miners who used the wagon road up the canyon to access the mountain mining camps.

¹⁵"United States Census, 1860," Census Place: Altoona, Unorganized County, Nebraska Territory; Page: 256; Family History Library Film: 803665, *Family Search*, <https://www.familysearch.org>, accessed February 10, 2021.

of the Golden Gate Toll Road as a result of the court's decision and operated it in partnership with Elisa Duncan. The toll road operated until around 1871-72, when the railroad line was completed up Clear Creek Canyon and the need for the toll road declined. It is interesting to note that the toll road entered what is referred to as Tucker's Canon, Tucker Canon or Tucker Gulch, which is named after Alfred Tucker. Tucker Gulch can still be found on Golden area maps today.^{16,17,18}

Further details about Tucker's land acquisitions, activities or businesses in Jefferson County are limited to available online newspaper articles, since the Jefferson County Clerk and Recorder's records index does not provide much detail and charges for copies of recorded documents.

Available online records do show that in 1869 Tucker purchased land in Jefferson County, in the Colorado Territory.¹⁹ Tucker purchased 80 acres of land under the Land Act of 1820, a Federal law that allowed individuals to buy land from the United States for \$1.25 per acre.²⁰

The land Tucker purchased is in the area historically referred to as Ralston. Ralston Creek runs through the area and across Tucker's purchased land. The Ralston area is north of present-day Golden and, today, part of the City of Arvada. Tucker Lake is located in the same area and was created by Thomas Tucker, Alfred and Margaret's son, around 1901.²¹

ALFRED TUCKER'S FAMILY

Alfred Tucker married Margaret Ann Sugg sometime around 1857 in Illinois. Margaret was born on December 23, 1835 or 1837, in Illinois to Thomas W. Sugg and Samantha Ann Hughson

¹⁶Jefferson County, *Jefferson County Chronology*, <https://www.jeffco.us/2010/1850s>, accessed February 12, 2021.

¹⁷Gardner, Richard, "Sesquicentennial Ghost Towns of Jefferson County." Jefferson County Historical Commission, *Historically Jeffco*, Volume 22, Issue 30, 2009, 22-24, <https://historicjeffco.files.wordpress.com/2013/05/2009histjeffco30.pdf>, accessed online February 10, 2021.

¹⁸Gardner History and Preservation LLC, "Golden Gate City 150th Anniversary," <http://gardnerhistory.com/sesquicentennialstories/goldengatecity/>, accessed February 12, 2021.

¹⁹The Colorado Territory was formed on February 28, 1861.

²⁰United States Department of the Interior, Bureau of Land Management, *General Land Office Records*, <http://glorerecords.blm.gov>, accessed February 10, 2021, Land Patent Search for Alfred Tucker, Document #537, issued August 5, 1869.

²¹"Ralston," *The Colorado Transcript*, August 8, 1900, 8, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org/>, accessed online February 8, 2021.

Sugg.²² Alfred and Margaret had a son, George Campbell Tucker, in 1859, while in Illinois. Campbell is Alfred's father's first name. Their son lived only about three months, with the cause of death listed as lung disease.²³

Since Alfred left for Colorado in 1859, it is not known when Margaret Tucker joined her husband because of the limitations of available records, but the couple's second child, Alice, was born in Colorado on September 24, 1862. Piecing together the available records, we believe it is plausible to surmise Margaret Tucker joined her husband in Colorado sometime after the August 14, 1860, Illinois Federal Census identified her as living there and before the birth of their daughter, Alice, on September 24, 1862.²⁴

The couple's third child, Rocella, was born on July 4, 1864. The couple's son, Thomas Franklin, was born on June 3, 1866. The couple went on to have three more daughters, Lillian Beatrice, born March 19, 1871, Mary "Mamie" May, born May 19, 1873, and Maud "Margaret" Ann, born January 15, 1878.²⁵

Alfred and Margaret's son, Thomas, went on to become a well know rancher and in 1913 purchased Caribou Ranch, a few miles north of the Tucker Mountain Ranch. Thomas "Tom" Tucker operated Caribou Ranch until his death in 1921; then his sister, Dr. Alice Tucker Moore, purchased the property and later sold it to her daughter, Alberta Moore Chapman, in 1936. In 1937, Caribou Ranch was sold to Lynn and Rose Van Vleet.²⁶

ALFRED TUCKER AND FAMILY IN GILPIN COUNTY

By August 29, 1870, the Federal Census lists Tucker, his wife Margaret, and their three children, Alice, Rocella and Thomas, living in Central City. The census identifies Tucker as working in a sawmill and having a real estate value of \$5,000 and personal estate value of \$10,000. Tucker's combined real estate and personal value exceeds anyone else listed on the same census page.²⁷

²²"Margaret A. Sugg Tucker," *Find a Grave*, <https://www.findagrave.com>, accessed February 10, 2021.

²³*United States Federal Census Mortality Schedules, 1850-1885*, Ancestry.com Operations, Inc., <https://www.ancestry.com>, accessed February 10, 2021.

²⁴"Dr. Alice Tucker Moore," *Find a Grave*, <https://www.findagrave.com>, accessed February 10, 2021.

²⁵"Rocella Tucker, Thomas Tucker, Lillian Tucker, et al.," *Find a Grave*, <https://www.findagrave.com>, accessed February 10, 2021.

²⁶Caribou Ranch, Architectural Inventory Form, 5BL.13269, on file at Boulder County Parks and Open Space, 2015.

²⁷"United States Census, 1870," Census Place: Central City, Gilpin, Colorado Territory; Roll: M593_95; Page: 533A; Family History Library Film: 545594, *Family Search*, <https://www.familysearch.org>, accessed February 10, 2021.

Further details about Tucker's land acquisitions, activities or businesses in Gilpin County are limited to available online newspaper articles since the Gilpin County Clerk and Recorder's records are not available online.

ALFRED TUCKER'S BOULDER COUNTY DREAM

Throughout the 1870s, numerous pieces of information about Alfred Tucker appear in various sources, and they provide a partial understanding of Tucker's life and ambition in Boulder County.

In August 1870 Tucker organized the Keysport Town Company, under the direction of the Grand Island Lumber Company, of which Tucker was the president and one of its trustees. Envisioned as a cooperative community, Keysport included space for public buildings and grounds, as well as donating a lot to anyone willing to erect a frame building. The town company began operation with 10 men and a cook. The men united their labor efforts and shared profits equally. The Grand Island Lumber Company that launched Keysport owned a steam sawmill, machine repair shop, a house furniture factory, sash-and-door factory, an arrastra for testing ores, as well as 100 head of cattle.²⁸ The Grand Island Lumber Company constructed good wagon roads that connect Keysport to the main wagon roads from Boulder City, Central City and Caribou.

Tucker's Keysport is located somewhere along the banks of Beaver Creek, today's Cook Track Creek. It is most likely located near the present-day Tucker Ranch, based upon the description that next to the townsite, there is a 160-acre tract of timbered land formerly owned by Orvis;^{29,30} Tucker purchased 160 acres from Harrison F. Orvis in December 1872.³¹ Those 160 acres remain part of the Tucker Ranch today.

Tucker's dream for Keysport never materialized, and like many other settlements conceived during the 19th century mining boom in the area, it faded away almost as quickly as it began.

²⁸Tucker registered his livestock brand with Boulder County in 1872 in Book I, Page 181.

²⁹Kemp, Donald C., *Silver, Gold, and Black Iron: The Story of the Grand Island Mining District of Boulder County, Colorado, Denver, Colo.*: Sage Books, 1960, 85-86.

³⁰*The Rocky Mountain Directory and Colorado Gazetteer for 1871*, S.S. Wallihan & Company Compilers and Publishers, Denver, 1870, 416, https://books.google.com/books/about/The_Rocky_Mountain_Directory_and_Colorad.html?id=EBkpFKn_cC8C, accessed online February 15, 2021.

³¹Boulder County, Quit Claim Deed, Harrison F. Orvis to Alfred Tucker, Book V, Page 163, December 11, 1872, Boulder County Clerk and Recorder's Office.

ALFRED TUCKER'S MULTIPLE INTERESTS

Although most often identified as a farmer or rancher in public records and newspaper articles, Tucker's name is also linked to numerous mining location claims that include the Sampson, Flagg, Ross, Grand Tasora, Plow Boy, Nellie Grey, and Sitting Bull lodes.³²

Tucker is also identified as one of the seven organizers of the Magnolia Consolidated Gold Mining and Concentration Company, incorporated on March 23, 1876. The company had \$300,000 in capital stock, with 3,000 shares at \$100 per share, and its office was in Boulder.³³

Tucker also shows up several times in the Boulder County Commissioner's journals, between 1873-1875, for various interesting items, such as multiple billings to the county for the keeping of a pauper, E.S. Stewart, being named as an eligible juror, and, most interesting, having two warrants issued for unidentified purposes.³⁴

Tucker was also one of the three founding trustees of the Jefferson Ditch Company. This company was formed for the purpose of irrigating, manufacturing, and mining. The company proposed to construct a ditch from Clear Creek to Dry Creek.³⁵

There are several references--a 1926 *Jefferson County Republican* newspaper article and a 2008 Golden Cemetery online blog--that identify Tucker as Judge Alfred Tucker. Additional evidence could not be found to corroborate these statements. Both references to Tucker being a judge occurred long after Tucker's 1880 death.^{36,37}

³²Boulder County, Sampson, Flagg, Ross, Grand Tasora, Plow Boy, Nellie Grey and Sitting Bull Lodes Location Certificates, 1875-1876, Boulder County Clerk and Recorder's Office.

³³Corbett, Thomas B., *The Colorado Directory of Mines: Containing a Description of the Mines and Mills, and the Mining and Milling Corporations of Colorado*, Denver: Rocky Mountain News Print Company, 1879, 77, https://books.google.com/books/about/The_Colorado_Directory_of_Mines.html?id=zjBOAAAAYAAJ, accessed online February 15, 2021.

³⁴Carson, Dina, *Boulder County Commissioners Journal, 1871-1874: An Annotated Transcription*, Niwot, Colorado: Iron Gate Publishing, July 20, 2013.

³⁵"Articles of Incorporation," *Golden Weekly Globe*, Volume V, Number 52, 3, February 23, 1878, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org/>, accessed online February 8, 2021.

³⁶Vincent, Christopher, *Tucker Gulch: A History of Destruction*, <http://goldencemetery.blogspot.com/2008/08/tucker-gulch-history-of-destruction.html>, accessed February 10, 2021.

³⁷"Death Recalls Early History of Golden," *Jefferson County Republican*, Volume 7, Number 14, February 25, 1926, 1, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org/>, accessed online February 8, 2021.

ALFRED TUCKER'S BOULDER COUNTY MOUNTAIN RANCH

In addition to the 160 acres that Tucker purchased from Harrison F. Orvis in 1872, Tucker purchased the adjacent 160 acres from the United States under the Land Act of 1820.³⁸ Combined, the 320 acres are referred to as the Mountain Ranch in his wife's Decree of Final Settlement after her death.³⁹

In 1873, Tucker purchased another 160 acres just east of the Mountain Ranch from Elias S. Stewart, in what today makes up the western part of the Town of Nederland.⁴⁰

Evidence suggests that the Mountain Ranch remained a secondary property to the Jefferson County Home Ranch. The June 2-3, 1880, Federal Census supports this theory since Alfred and Margaret Tucker, along with five of their children living at home at the time, are listed as living in Jefferson County. Alfred, whose occupation is listed as a farmer, lists his birthplace as Tennessee, his father's birthplace as Scotland, and his mother's birthplace as Tennessee. Margaret is listed as being born in Illinois, with her father born in Tennessee and mother born in New York.⁴¹

The Mountain Ranch remained in the Tucker family for the next 148 years, most likely serving as a livestock ranch, along with all the other Tucker land holdings. Although the exact use of the cabin is not known, it was most likely used as a summer family residence. Maud "Margaret" Tucker was born in the upstairs cabin bedroom in 1873.⁴²

In August 1904, Margaret Tucker sold a 100'-wide right of way across the western section of the family ranch to the Colorado and Northwestern Railroad Company for \$300.⁴³ This railroad line

³⁸United States Department of the Interior, Bureau of Land Management, *General Land Office Records*, <http://glorerecords.blm.gov>, accessed February 10, 2021, Patent Search for Alfred Tucker, Document #194, issued October 10, 1882.

³⁹Boulder County, Decree of Final Settlement, Estate of Margaret A. Tucker to Rocella Miller, et.al., Book 300, Page 530, May 25, 1907, Boulder County Clerk and Recorder's Office.

⁴⁰Boulder County, Warranty Deed, Elias S. Stewart to Alfred Tucker, Book V, Page 295, April 9, 1873, Boulder County Clerk and Recorder's Office.

⁴¹"United States Census, 1880," Census Place: Jefferson, Colorado; Roll: 91; Page: 268C; Enumeration District: 063, Family Search, <https://www.familysearch.org>, accessed February 10, 2021.

⁴²Geick, Margaret. President, M.A. Tucker Investment Company. Telephone interview with Carol Beam, October 13, 2020.

⁴³Boulder County, Warranty Deed, Margaret Tucker to Colorado and Northwestern Railroad Company, Book 279 Page 509, August 16, 1904, Boulder County Clerk and Recorder's Office.

became commonly known as the Switzerland Trail of America. The railroad grade can still be seen on the property today.

ALFRED TUCKER'S JEFFERSON COUNTY HOME RANCH

Although Tucker's land holdings are in Jefferson and Boulder Counties, his home ranch, where the family lived, appears to have been along Ralston Creek in Jefferson County, somewhere on the land Tucker and his wife, Margaret, acquired starting in 1869. Over the years the Tucker's Jefferson County land holdings grew tremendously and at the time of Margaret's death in 1905, totaled 1,200 acres. In addition to the Jefferson and Boulder County real estate, the family owned land in Larimer County, called the Berthoud Ranch, as well as several lots in Denver.⁴⁴

ALFRED TUCKER'S PASSING AT THE HOME RANCH

Alfred Tucker, identified as one of the oldest citizens of Jefferson County, died at the home ranch along Ralston Creek in Jefferson County on June 15, 1880, at the age of 59.^{45, 46}

Tucker was originally buried in a little grove along Ralston Creek, before high waters eroded the creek bank and threatened his grave and several other graves nearby. Out of caution, the Tucker family exhumed his body around January 30, 1893, and reburied him at the Mt. Olivet Cemetery in Wheat Ridge, Colo.⁴⁷

MARGARET TUCKER'S PASSING AT THE HOME RANCH

Margaret Tucker died in the same room as her husband at the home ranch along Ralston Creek in Jefferson County on either January 4 or 7, 1905. She was surrounded by her surviving children at the time of her death. Reverend J.F. White, of Arvada, conducted her funeral service. The cause of death is listed as pneumonia. Margaret is buried next to her husband, Alfred, at the Mt. Olivet

⁴⁴Op Cit., Decree Final Settlement. Margaret A. Tucker to Rocella Miller, et. al.

⁴⁵"Town Topics, A Record of Home Matters, Past, Present and Future, Social and Personal Points," *The Colorado Transcript*, June 30, 1880, 3, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org/>, accessed online February 8, 2021.

⁴⁶Op Cit., History of the State Colorado, 600-601.

⁴⁷"Ralston Ramblings," *The Colorado Transcript*, February 8, 1893, 5, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org/>, accessed online February 8, 2021.

Cemetery in Wheat Ridge.^{48,49,50}

After Margaret's death, her surviving children formed the M.A. Tucker Investment Company to manage the Tucker properties instead of dividing up the real estate assets.⁵¹ The investment company issued 10,000 increment shares to the six surviving children for a total of 60,000 shares. The M.A. Tucker Investment Company continued to own the Mountain Ranch but, early on, leased the property for peat moss harvesting and for livestock grazing. Since about the 1960s, there have not been any active leases on the property.⁵²

PARKS AND OPEN SPACE ACQUIRES TUCKER RANCH

Boulder County purchased the 324-acre Tucker Ranch from the M.A. Tucker Investment Company on October 7, 2020.⁵³

⁴⁸“The Local News,” *Colorado Transcript*, January 5, 1905, 5, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org/>, accessed online February 8, 2021.

⁴⁹“Margaret A. Sugg Tucker,” *Golden Globe*, January 14, 1905, Find a Grave, <https://www.findagrave.com>, accessed February 10, 2021.

⁵⁰Op Cit., Decree Final Settlement. Margaret A. Tucker to Rocella Miller, et. al.

⁵¹“Margaret A. Sugg Tucker,” *Golden Globe*, April 15, 1905, Find a Grave, <https://www.findagrave.com>, accessed February 10, 2021.

⁵²Op Cit., Geick, Margaret. Telephone interview with Carol Beam, October 13, 2020 and February 16, 2021.

⁵³ Boulder County. Tucker Ranch Closing Memo. On file at Boulder County Parks and Open Space, 5201 St. Vrain Road, Longmont, Colorado, 2020.

2. Location

Address(s): 1001 Caribou Road, Nederland, Colorado 80466

3. Classification

Property Ownership: X Public Private Other

Category of Property: Structure X Site District

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

 5 Contributing Resources 0 Non-contributing Resources

The contributing resources are the house, privy, cistern, shed, and driveway. There are no non-contributing resources.

Narrative Describing Classification of Resources:

The Tucker Ranch is a 324-acre tract of land owned by Boulder County and, therefore, meets the definition of public ownership. The property is also the location of an historic activity that possesses historic, cultural, and potentially archaeological value and, therefore, meets the definition of a site.

4. Function or Use

Historic Functions: Agricultural Complex

Current Functions: Not in Use

5. Description

Narrative Describing Resource:

House

The 1871 house is an irregular plan, one-and-one-half-story, side-gabled-roof building that faces west. The house features an irregular coursed fieldstone foundation underneath a wood frame building that is covered by brown painted horizontal wood siding. A large fieldstone-and-poured-concrete porch features five steps and provides access to the main entrance door from the

south elevation grade level. The porch spans the entire width of the cabin's south elevation and extends to wrap around to the east and west elevations. The date "1924" is stamped into one of the east porch step capstones.

The west elevation features the main, single entrance wood door, centered on the main section of the cabin. A wood screen covers the main entrance door. Two wood windows with solid wood shutters flank the main entrance door. A secondary solid-wood panel single entrance door is located to the west of the main entrance door. A single wood window with solid wood shutter is west of the secondary door. A single shed roof dormer, with a boarded window, is centered on the wood shingle roof.

The south elevation features a large fieldstone chimney with a red brick extension that extends the chimney height above the roof ridgeline. One wood window with solid wood shutter is located at the ground level to the south of the chimney. Two small wood windows with solid wood shutters are in the upper gable and flank the fieldstone chimney. A single entrance wood door, with wood window and solid wood shutter, is located on the ground level of the north shed roof addition.

The north elevation features three wood windows with solid wood shutters and one shed roof dormer, with a boarded window centered on the wood shingle roof.

The west elevation features a single entrance wood door, covered with rolled aluminum on the ground level floor, and a single entrance wood door in the upper gable of the main section of the cabin. A small wood window, with solid wood shutter, is located in the gabled roof addition.

Privy

The privy is a rectangular plan, one-story, shed-roof building that is lying on its side. The privy was dislodged from its base at an unknown date. The wood frame building is covered with unpainted, horizontal wood siding. The entrance door is not visible since it is located on the side facing the ground.

Shed

The shed is a rectangular plan, one-story, shed roof building that faces east. The wood frame building is covered with painted brown wood plank siding and wood plank roof. A single entrance solid wood door is located on the east elevation. A small concrete pad is located at the door entrance. There are no windows.

Cistern

The cistern is a partially buried, rectangular plan feature constructed with fieldstone and concrete. The cistern's construction is an outline of fieldstone, with an open interior in order to capture water from a source. The cistern's depth is approximately three feet below ground and approximately one-foot above ground. Only three pieces of the cistern's wood plank cover remain on the top of the feature.

6. Statement of Significance

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

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

Areas of Significance: Agriculture, Architecture

Periods of Significance: 1872-1921 (agriculture); 1871 (architecture)

Significant Dates:

1872 – Alfred Tucker purchases 160 acres from Harrison F. Orvis

1880 – Alfred Tucker's death

1882 – United States issues land patent to Alfred Tucker after his death for 160 acres

1905 – Margaret Tucker's death

Significant persons associated with the property:

Alfred Tucker, Margaret Tucker, Thomas F. Tucker

Statement of Significance:

The property is associated with the early development of agriculture and ranching in the Nederland area. The cabin, privy, shed, and cistern are historically and architecturally significant since they retain their historic physical integrity from the periods of significance and are associated with Alfred Tucker, his wife, Margaret, and their children. The driveway, although undatable, appears to be historic from its appearance and features. Reviewing the available historic aerial imagery did not provide any further information of the driveway's age.

The property is historically and architecturally significant to the extent that it would qualify for nomination as a Boulder County Landmark under Boulder County Criterion 1-501-A (1) for its association with the development of early agriculture in Boulder County, under Boulder County Criterion 1-501-A (3) for its association with early Colorado settlers Alfred and Margaret Tucker, and Boulder County Criterion 1-501-A (4) for the cabin's early construction date.

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8. Geographical Data

Legal Description of Property: NW¼ of the NW¼ of Section 14, Township 1 South, Range 73 West, of the 6th Principal Meridian

Boundary Description: The landmark boundary is defined and limited to the one-acre area that the Parks and Open Space Department intends to landmark that contains the house, privy, cistern, driveway, and shed. There are no non-contributing resources.

Boundary Justification: The landmark boundary is drawn to encompass the extent of the major surface features in a one-acre area.

9. Property Owner(s)

Name: Boulder County

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

10. Form Prepared By:

Name: Carol Beam

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

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

11. Photos, Maps, and Site Plan

See attached photos and map

For Office Use Only

Docket Number:

Assessor ID:

Parcel Number:

Application Date:



Alfred Tucker – Undated drawing
Photo courtesy of Margaret Geick, Alfred Tucker's great granddaughter



Possibly one of Alfred and Margaret Tucker's daughters Alice, Rocella, Lillian or Mary - undated photo
Photo courtesy of Margaret Geick



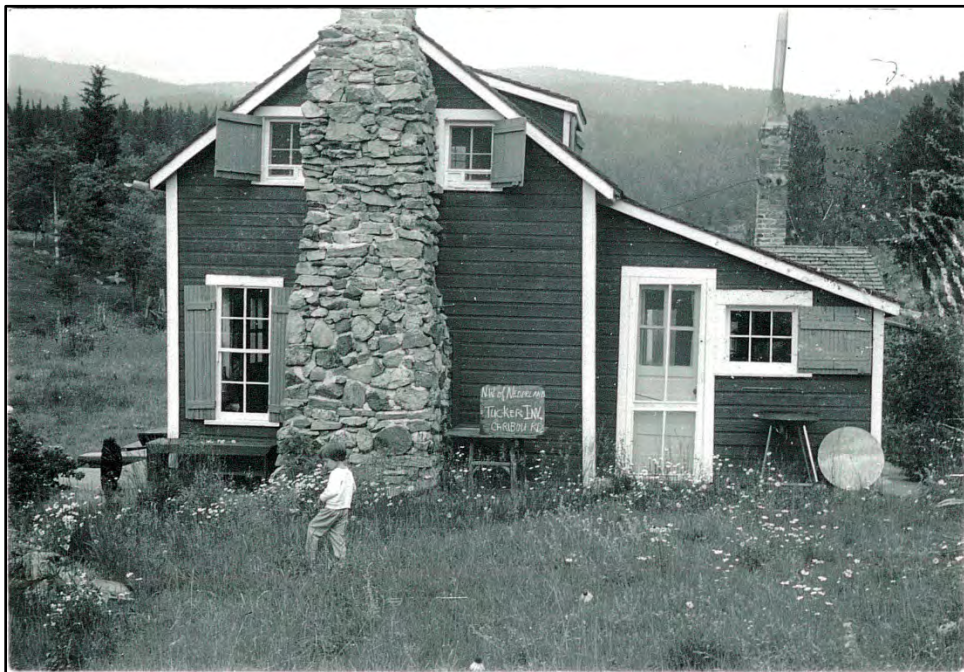
Possibly one of Alfred and Margaret Tucker's daughters Alice, Rocella, Lillian or Mary - undated photo
Photo courtesy of Margaret Geick



M.A. Tucker Investment Company stock certificate – 1986
Photo courtesy of Jim Arneill



Tucker house – Boulder County Assessor - 1949



Tucker house – Boulder County Assessor – 1949



Tucker House – view to the west – 10/9/2020



Tucker House – northeast elevation – 10/9/2020



Tucker House – southeast elevation – 10/9/2020



Tucker House – southwest elevation – 10/9/2020



Tucker House front porch – 1924 date in eastside concrete step wing wall – 10/9/2020



Tucker House front porch – 1924 date in east concrete step wing wall – 10/9/2020



Shed – northeast elevation – 10/9/2020



Privy – lying on side – view to the east – 10/9/2020



Cistern – view to the east – 10/9/2020



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 2, 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-21-0005: Clyncke Family Homestead

Request: Boulder County Historic Landmark Designation of the site
Location: 7010 South Boulder Road, in Section 11, T1S, R72W of the 6th P.M.
Zoning: Estate Residential (ER) Zoning District
Owner: Nancy Kimber
Agent: Amber Stewart & Steve McHugh

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 farmstead has been submitted by the owner. The request is to designate a one-acre site area containing the historic farmstead plus a thirty foot buffer. The four contributing structures include the farmhouse, Silo, pumphouse and dairy shed. The garage and equipment shed are proposed to be non-contributing.

In 1908 Camille Hippolite (C.H.) Clyncke and Mary Clyncke bought the property. C.H. was born in Belgium in 1870. He immigrated to the United States in 1888 (his brothers August and Andrew arrived in 1881 and 1892 and all three settled in this part of the county.) In 1893 he married Mary Dunn. Mary was born in on a farm west of Marshall, in 1873. She was the daughter of early pioneers Andrew and Catherine Dunn. They had seven children together and were raised on the farm. C. H. died in 1928, and Mary and their children inherited the farm. The farm passed through the family and Bonnie Clyncke was the last family owner until she died in 1998.

The property was in the Clyncke family for 90 years before being owned by a number of others with the current owner, Nancy Kimber, purchasing the property in 2021.

The farmhouse may have been built in 1922 according to the Assessor records and a previous interview with the family, however some family members speculate that it could be earlier. The outbuildings are listed as 1900, however this is often an approximation. The property where the house is located was acquired by C.H. in 1908 and that could also be the approximate date of construction. (Note: When the Carnegie Library reopens, we may be able to pinpoint a more exact date from the family archives held there.)

SIGNIFICANCE

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

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 property farmstead is significant for its association with the development of Agriculture in the Boulder area.

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 long-term association with the early Boulder County pioneering family of C. H. Clyncke and Mary (Dunn) Clyncke.

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 farmhouse and buildings are significant as good examples of agricultural buildings of the period.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-21-0005: Clyncke Family Homestead** under Criteria 1, 3 and 4 and subject to the following conditions:

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



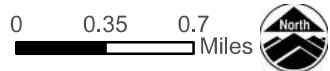
Community Planning & Permitting

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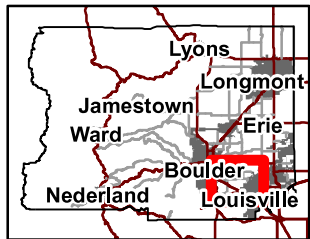
Vicinity

7010 SOUTH BOULDER RD

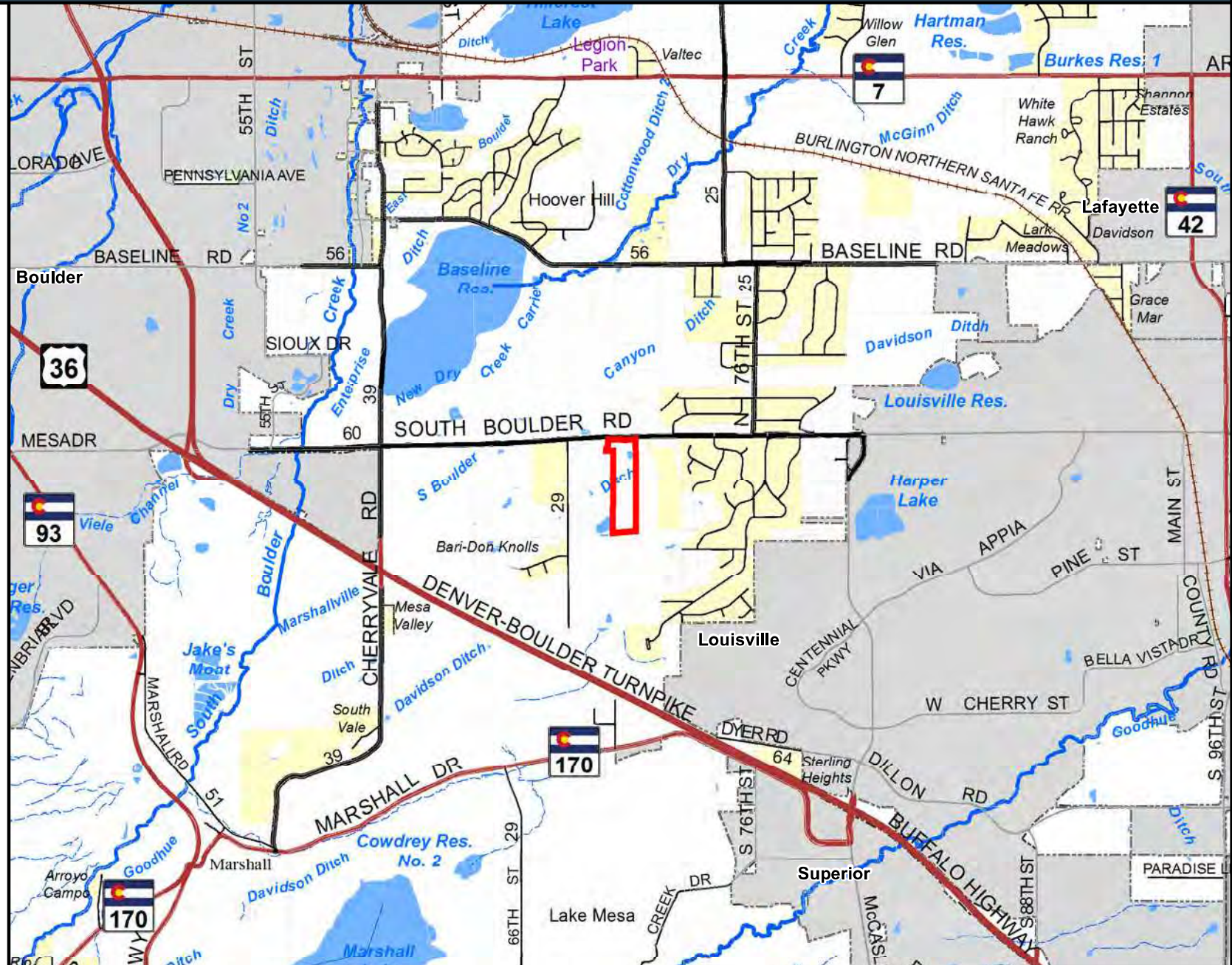
- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 7/16/2020



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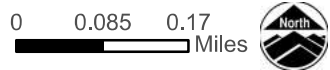
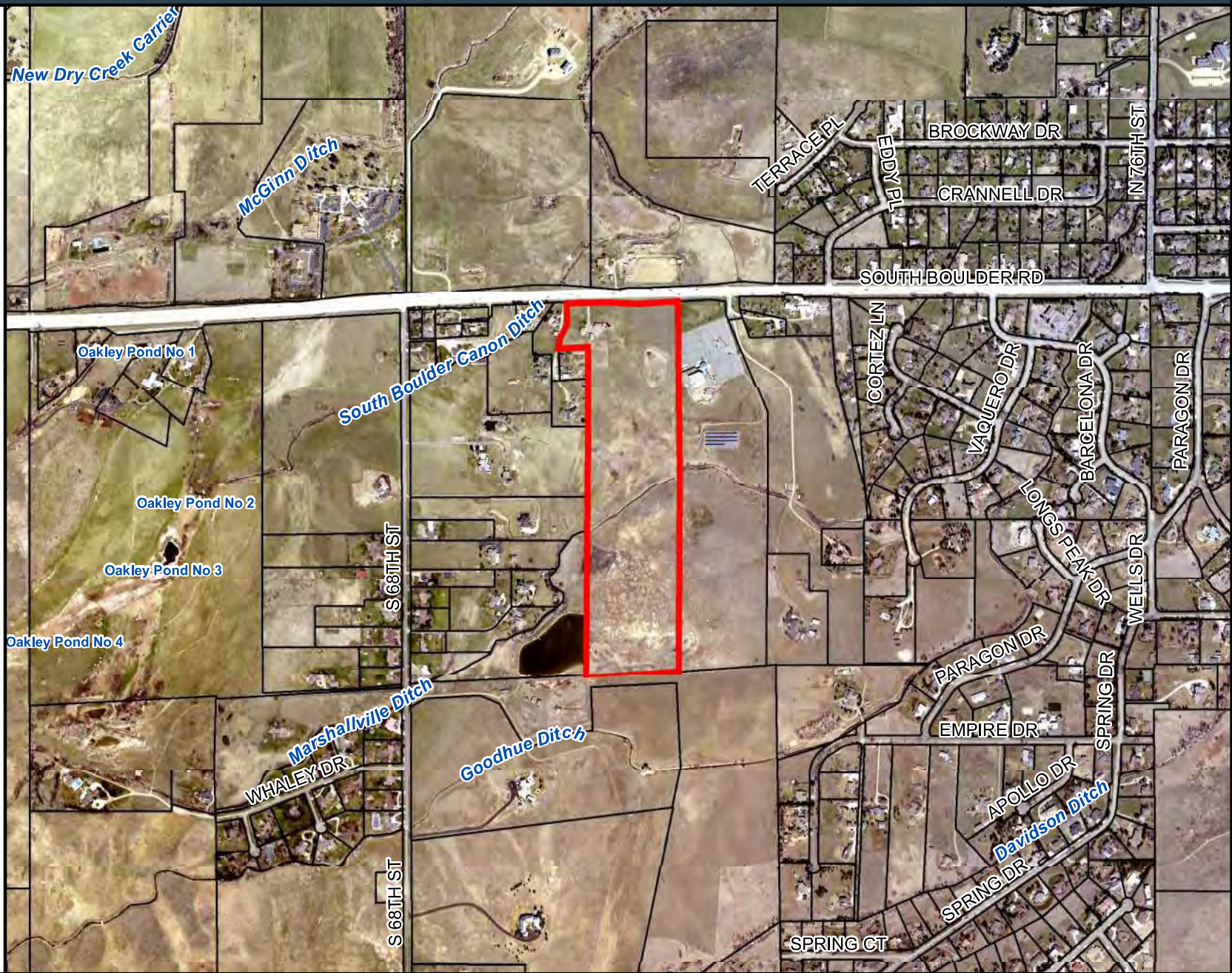
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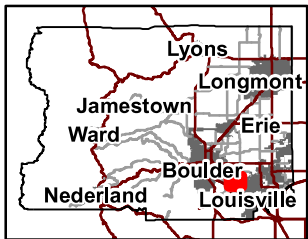
Aerial

7010 SOUTH BOULDER RD

 Subject Parcel



Area of Detail Date: 7/16/2020



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Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@bouldercounty.org •
<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp

Historic Landmark Nomination Form

Name of Property

Historic Name	Clyncke Family Homestead
Other Names	
Historical Narrative	See attached narrative

Location of Property

Address(s) 7010 South Boulder Road		
City Boulder	State Colorado	Zip Code 80303

Classification

Property Ownership:

☐ Public ☒ Private ☐ Other

Category of Property:

☐ Structure ☒ Site ☐ District

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

4	Contributing Resources	2	Non-contributing Resources
---	------------------------	---	----------------------------

Narrative Describing Classification of Resources	See attached narrative

Function or Use

Historic Functions	Historically site was used for cattle ranching, farming and coal mining.
Current Functions:	Site is currently used for residential. Current owner would like to transition use to residential and agricultural, see attached narrative of planned agricultural uses for site.

Resource Description

Narrative Describing Resource	See attached narrative

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	Farming, Mining
Period of Significance	Late 1800's, Early 1900's
Significant Dates	
Significant Persons	Clyncke Family

Bibliographical References


Geographical Data

Legal Description of Property	W 1/2 E 1/2 NE 1/4 & POR NE 1/4 NW 1/4 NE 1/4 11-1S-70 PER REC # 3789190 6/6/2020 & BLD-15-0102 - TOTAL 39.5 ACS M/L
Boundary Description	THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 11, T1S, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T1S, R70W OF THE 6TH P.M.; WHENCE THE NE CORNER BEARS N87°20'41"E, 2616.13 FEET; THENCE N87°20'41"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, 1164.70 FEET; THENCE S02°39'19"E, 36.27 FEET TO THE POINT OF BEGINNING; THENCE S89°38'28"E, 141.62 FEET; THENCE S88°35'58"E, 143.01 FEET; THENCE S89°37'05"E, 144.87 FEET; THENCE N88°09'21"E, 331.92 FEET; THENCE S00°08'15"E, 2598.61 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 11; THENCE S87°02'40"W ALONG SAID SOUTH LINE, 620.39 FEET; THENCE N00°08'15"W, 2315.68 FEET; THENCE S87°20'45"W, 200.00 FEET; THENCE N10°17'25"E, 321.52 FEET TO THE POINT OF BEGINNING. CONTAINING .38.305 ACRES.
Boundary Justification	

Property Owner(s) Information

Name	Nancy Kimber		
City	Rolling Hills	Email Address	nkimbermd@gmail.com; Steve@sbir.com
State	California	Zip Code	90274
		Phone Number	805-965-3669 x125 (Steve McHugh)
Signature			

Preparer of Form Information

Name	Amber Stewart		
City	Boulder	Email Address	amber@rugglesmabe.com
State	Colorado	Zip Code	80305
		Phone Number	303-513-4737
Signature			

Photos, Maps, and Site Plan

See attached

For Office Use Only

Docket Number	Parcel Number
Assessor ID	Application Date

Historic Landmark Nomination - Narrative

Landmark Site: We are requesting landmarking for the farmhouse and agricultural buildings at the north portion of the site, see attached site plan outlining the proposed landmark site which is one acre encompassing the buildings with a 30 foot buffer.

Historical Narrative: This property was owned by the Clyncke family since 1908 and was part of the extended family's holdings which were once over 300 acres. The Clyncke family was a very prominent Boulder family and there is extensive information about their family at the Carnegie Library. In 1908 C.H. Clyncke and Mary Clyncke bought the property. C.H. was born in Belgium in c1870. He immigrated to the United States in 1886-1888 His brothers, August and Andrew arrived in 1881 and 1892 and all three settled in the same part of the county. In 1893 he married Mary Dunn. Mary was born on a farm west of Marshall, in 1873. She was the daughter of early pioneers Andrew and Catherine Dunn. They had seven children together and were raised on the farm. C.H. died in 1928, and Mary and their children inherited the farm. In 1951, Marion and Lawrence Clyncke became owners of the farm. Lawrence was born in Boulder in 1915 and worked on the farm. He never married and died from an illness in 1965. At some point, Marion became the sole owner of the property. Marion was born in 1903 on the family farm. He worked on the family farm and had a business with his brother Oliver, moving houses. In 1972 he married Bonnie Bonita Warner. Bonnie Bonita Constable was born in 1915 in Indiana. She had a previous marriage to Avery Warner in 1936. Marion passed away in 1989, and Bonnie became the sole owner until she died in 1998.

The property was in the Clyncke family for 90 years before being sold to Lawrence and Pamela Abrams in 1999. The property was then sold to First Community Banks in 2007, to Boulder Valley Partners LLC a month later, in 2007, to BBY international Inc and then to Mountain Starr Investment LLC in 2013, to Robert and Christa Dam in 2015 and then to Nancy Kimber in 2021.

Marvin & Judith Clyncke still live just east of this property on Clyncke Lane. The road was named for their family and this property is bordered to the west by Ollie Lane which was named after Marvin's uncle, 'Uncle Oliver' who partnered with his brother in ranching the land. The family ranched and raised cattle and over time bought up other homesteads surrounding his, eventually owning and ranching around 300 acres (all of what is now Spanish Hills and Paragon Estates to the east, the Davidson Mesa to the south and east to 68th Street, of which our property was included. Marvin Clyncke says that the exterior of the farmhouse, silo and outbuildings haven't changed much over the years. Apart from insulation, new siding and roofing, Marvin Clyncke does not believe there was much changed to the farmhouse from it's original construction. Both Marvin and his son recall helping over the years with various additions and improvements to the little farmhouse and recall the stories of which family members lived in it over the years as they ranched the land, sold their cattle at the Denver stock yards, hunted muskrats, pheasant and ducks on the property and grew hay and corn on the property. They recall that they could ride their horses all the way to downtown Boulder to the Little Bridges Rodeo which is now where Whole Foods is located. Chris says his family and their relatives (some by marriage) basically owned all the land between South Boulder, up Boulder Creek and to the rodeo grounds so that they could ride there without ever having to leave family property. They would check the cattle and hunt along the way. One of the existing outbuildings was originally used as a chicken coop and the grain silo stored corn which they grew and stored to feed the cattle. In addition to the ranching, they also mined coal on the south side of the property. The Clyncke family lived in the little farmhouse and oversaw the mining operation.

Historical Functions of Site: The historical function of this site was cattle ranching, farming and coal mining.

Resource Description:

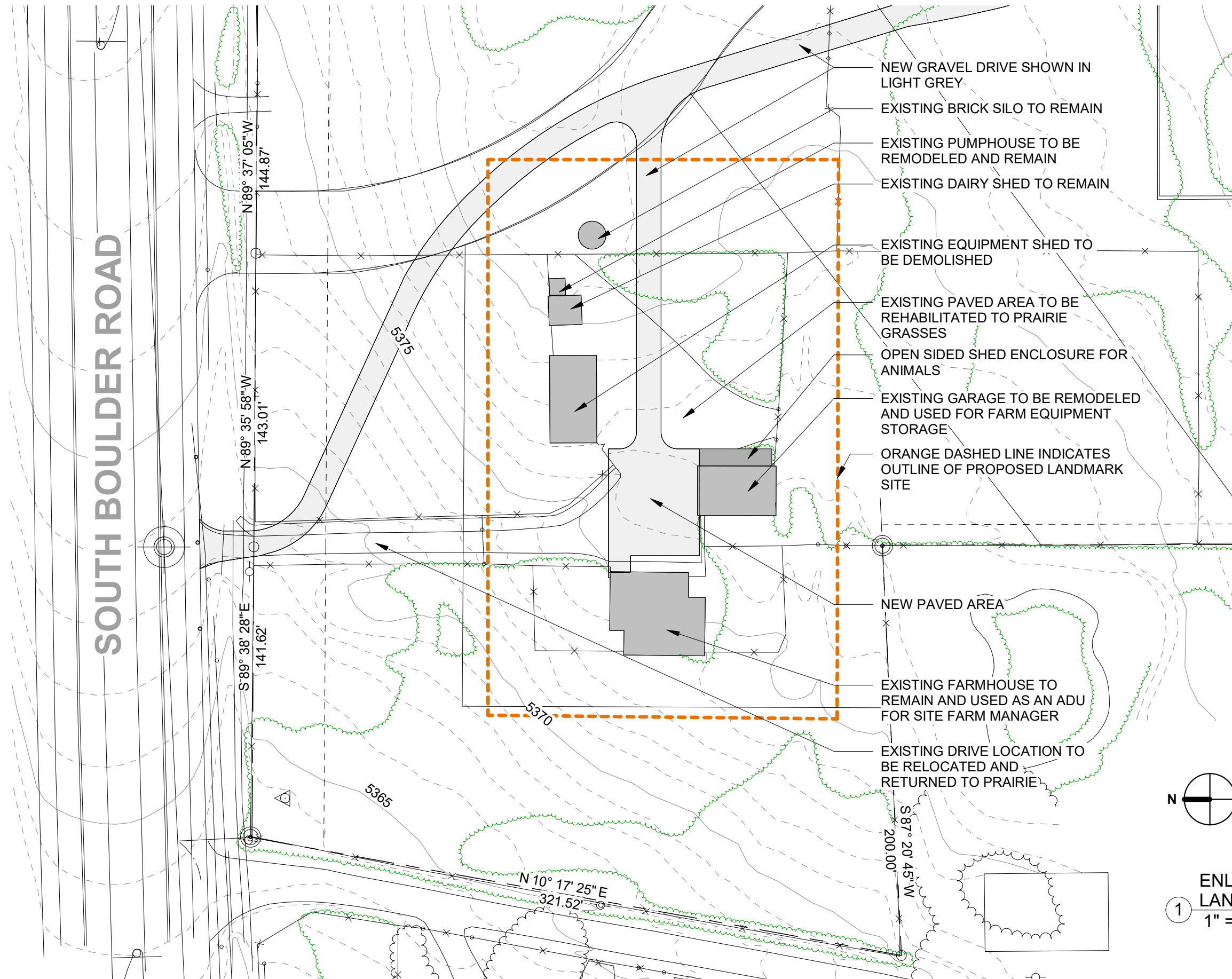
Contributing Resources to include Farmhouse, Silo, Pumphouse and Dairy Shed.

- Farmhouse – This structure is listed as being built in 1922 however, we believe could be as old as the late 1890's and was minimally changed since that time according to Marvin Clyncke. I have also included photos of the farmhouse after removal of the aluminum siding.
- Silo – The brick silo will remain as is.
- Pumphouse – We will continue to utilize this structure as a pumphouse, however we will be remodeling it to have a more historical feel. See attached drawing for our plan for this structure.
- Dairy Shed – We plan to leave this structure as is except for where repairs are required. Anything replaced will replicate the existing.

Non-contributing Resources to include Garage and Equipment Shed.

- Garage - The garage will be remodeled to have a more historic feel, see attached drawing for more information on our concept design for the garage.
- Equipment Shed – The plan is to demolish this structure and return this area to prairie grasses and orchards.

SOUTH BOULDER ROAD



1 ENLARGED SITE PLAN - PROPOSED LANDMARK SITE
1" = 50'-0"

MCHUGH KIMBER RESIDENCE

7010 SOUTH BOULDER ROAD, BOULDER CO

07.15.2021

LANDMARK NOMINATION
SUBMITTAL

RugglesMabe
S T U D I O
ARCHITECTURE & INTERIOR DESIGN
450 EAST 17TH AVE., PH. 2
DENVER, CO 80203-1254
TEL: 303-355-2460
FAX: 303-355-2546
www.rugglesmabe.com









Resource Number: 5BL.5727
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.5727**
Temporary resource number:
3. County: **Boulder**
4. City: **Boulder**
5. Historic building name: **Clyncke Farmstead**
6. Current building name:
7. Building address: **7010 South Boulder Road**
8. Owner name and address:
Nancy Kimber
32 Eastfield Dr
Rolling Hills
CA 90274

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 70
W 1/2 of NE 1/4 and E 1/2 of NE 1/4 of section 11
10. UTM reference
Zone 13T 483920 mE 4426020 mN
11. USGS quad name: Louisville
Year: 2019 Map scale: 7.5' ☒ 15' ☐ Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification:
The property is located at 7010 South Boulder Road and the legal description is W 1/2 E 1/2 NE 1/4 & POR NE 1/4 NW 1/4 NE 1/4 11-1S-70 PER REC # 3789190 6/6/2020 & BLD-15-0102 - TOTAL 39.5 ACS M/L

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length___x Width
16. Number of stories: **1**
17. Primary external wall material(s): **Wood drop-lap siding**
18. Roof configuration: **Gable**
19. Primary external roof material: **Asphalt**
20. Special features: **Chimney**

General architectural description:

21. **The house is rectangular in shape, single-story, and has an asphalt side gable roof. There's an exterior brick chimney on the west elevation and triangle knee braces at the gable ends. It's wood framing in construction with an exterior finish of wood drop-lap (vinyl lapped siding that had been installed over the original siding has recently been removed). There are 1/1 single hung vinyl windows throughout the house (to be replaced with wood windows.) The north elevation has a wood cover deck, and the south elevation has a partial cover patio. There's a metal door off the north deck and a wood glazed side door on the east elevation—the house rest on a concrete slab for a foundation.**

22. Architectural style/building type: **19th/20th C American Movements**

23. Landscaping or special setting features:

The property consists of seven structures and the surrounding area is mainly associated with the development of agriculture.

24. Associated buildings, features, or objects:

Contributing

1: Type: **Garage**

Description: **The garage is rectangular, single-story, and has a front-gable asphalt roof with exposed eaves. Its exterior finish and construction are concrete blocks. At the gable ends, there's wood-lapped siding for a finish. The north elevation has a metal garage door. The south elevation has a fixed window and a wood glazed door with two panels. The east elevation has a window opening with a concrete sill. The west elevation has a metal sliding window with a concrete sill and a fixed wood window—the garage rest on a concrete slab.**

2: Type: **Milk Shed**

Description: **The shed is rectangular, single-story, and has a front-gable asphalt roof with metal gutters. It's wood framing in construction with an exterior finish of wood-lapped siding. The south elevation has a four-panel wood door and a four-lite fixed wood window. The east elevation has a four-lite fixed wood window and the west elevation has a six-lite and four-lite fixed wood windows. The milk shed has concrete footers for a foundation.**

3: Type: **Silo**

Description: **The silo is cylinder-shaped, no roof, and has hollow glazed clay tile for structural and exterior finish. The grain doors are to the east and the silo has a concrete foundation.**

4: Type: **Equipment Shed**

Description: **The structure is rectangular, single story, and has a hipped corrugated roof with boxed in eaves. It's wood framing in construction with corrugated metal siding. The north elevation has two fixed single-pane windows. The south elevation has two flush wood doors, a metal garage door, and a tongue and groove sliding garage door. They're also a fixed single-pane window. The west elevation has two fixed single-pane windows.**

5: Type: **Pump House**

Description: **The structure is rectangular, single-story, and has a gable asphalt roof. It's wood framing in construction with wood-lapped, vinyl siding, and plywood for exterior finish. There's a wood door to the south, and it has a concrete slab for its foundation.**

6: Type: **Horse Shelter**

Description: **The structure is rectangular, single-story, and has a flat metal channel roof. Its wood framed in construction with four posts and has concrete piers for a foundation.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **Circa 1890-1922** Actual:

Source of information: **Family recollection, Parcel Reports and 1995 Site Form 5BL.5727**

26. Architect: **Unknown**

Source of information: **Unknown**

27. Builder/Contractor: **Unknown**

Source of information: **Unknown**

28. Original owner: **Camille Hippolite Clyncke and Mary (Dunn) Clyncke**

Source of information: **1908 Deed 90064149 and 1995 Site Form 5BL.5727**

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

1: Type: **House**

Construction History: **The house may have been built in 1922, according to a 1995 interview with Bonnie Clyncke, (although Marvin Clyncke believes it could date to the 1890s.) The front porch was replaced sometime before 1995, and all the doors and windows have been replaced, although most appear to be the same sizes and locations.**

2: Type: **Garage**

Construction History: **It unknown when the garage was built. There's been an addition to the south at an unknown time. Most of the windows and doors have been replaced.**

3: Type: **Milk Shed**

Resource Number: 5BL.5727

Temporary Resource Number:

Construction History: **It's unknown when the shed was constructed. The roof was replaced at some point.**

4: Type: **Silo**

Construction History: **It's unknown when the silo was constructed.**

5: Type: **Equipment Shed**

Construction History: **It's unknown when the equipment shed was constructed. Most of the doors and windows have been replace.**

6: Type: **Pump House**

Construction History: **It's unknown when the shed was constructed.**

7: Type: **Horse Shelter**

Construction History: **It's unknown when the shed was constructed.**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

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

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 1908 Camille Hippolite Clyncke and Mary Clyncke bought the property. Hippolite was born in Belgium in 1870. He immigrated to the United States in 1888 His brothers, August and Andrew arrived in 1881 and 1892 and all three settled in the same part of the county. In 1893 he married Mary Dunn. Mary was born in on a farm west of Marshall, in 1873. She was the daughter of early pioneers Andrew and Catherine Dunn. They had seven children together and were raised on the farm. Hippolite died in 1928, and Mary and their children inherited the farm. In 1951, Marion and Lawrence Clyncke became owners of the farm. Lawrence Elwood was born in Boulder in 1915 and worked on the farm. He never married and died from an illness in 1965. At some point, Marion became the sole owner of the property. Marion Vincent was born in 1903 on the family farm. He worked on the family farm and had a business with his brother Oliver, moving houses. In 1972 he married Bonnie Bonita Warner. Bonnie Bonita Constable was born in 1915 in Indiana. She had a

Resource Number: 5BL.5727

Temporary Resource Number:

previous marriage to Avery Warner in 1936. Marion passed away in 1989, and Bonnie became the sole owner until she died in 1998.

The property was in the Clyncke family for 90 years before being sold to Lawrence and Pamela Abrams in 1999. The property was then sold to First Community Banks in 2007, to Boulder Valley Partners LLC a month later, in 2007, to BBY international Inc and then to Mountain Starr Investment LLC in 2013, to Robert and Christa Dam in 2015 and then to Nancy Kimber in 2021.

36. Sources of information:

1851 Map Treaty of Fort Laramie

1995 Site Form 5BL.5727

Ancestry.com Searches.

August Clyncke Carnegie Library

Boulder County Clerk & recorder Records (online) Deeds: 90064149, 90367575, 90367449, 90509895, 00070324, 1986676, 2842904, 2850237, 3366472, 3366473, 3477953, 3851619

Carnegie Library BHS 207-17-29 Photo 1. View of a house being moved from 2012 Spruce Street to 2230 Walnut Street. Movers Marion and Oliver Clyncke are in the photo.

Carnegie Library Boulder Daily Camera:

Lawrence Clyncke Dies Following Long Illness Jan 21 1965

Marion Vincent Clyncke Feb 21 1989

Coloradohistoricnewspapers.org

Boulder Daily Camera *Orange Blossoms* Poliet and Mary Wedding, April 4, 1893

The Louisville Times. *Funeral Services for Mrs. Mary Clyncke* Volume 40, Number 23, December 3, 1953

Daily Camera Carnegie Library

Drumm Map 1936

Marden Map 1953

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;

Resource Number: 5BL.5727

Temporary Resource Number:

- ☐ 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

Resource Number: 5BL.5727

Temporary Resource Number:

- ☐ 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 and Agriculture**

40. Period of significance: **1900-1940s**

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

42. Statement of significance:

The physical integrity of the property has been somewhat altered over time, however the removal of vinyl siding revealed the original siding and window openings. The property remained in the same family historical significance associated with ownership even though the property was in the Clyncke family for 90 years and they farmed in this part of the county as early as.

43. Assessment of historic physical integrity related to significance:

The architectural physical integrity has survived to a large degree with the form of the house remaining the same and the original siding being preserved under the recently removed vinyl. The doors and windows seem to be in their original locations although replaced. There has also been a small addition to the south.

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 28, 2021**

50. Recorder(s): **Scott Mueller & Denise Grimm**

Resource Number: 5BL.5727

Temporary Resource Number:

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

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

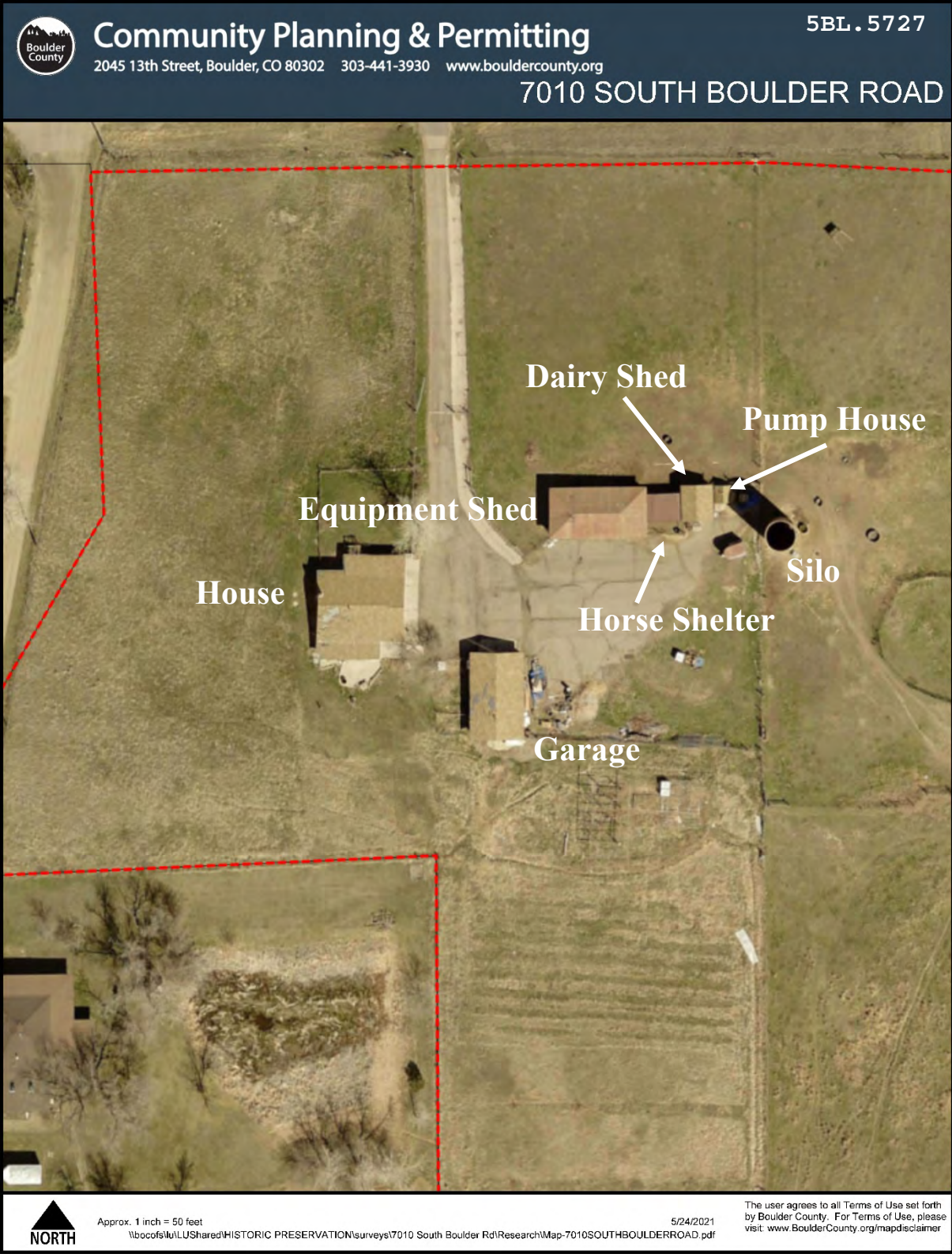
53. Phone number(s): **720-564-2880**

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

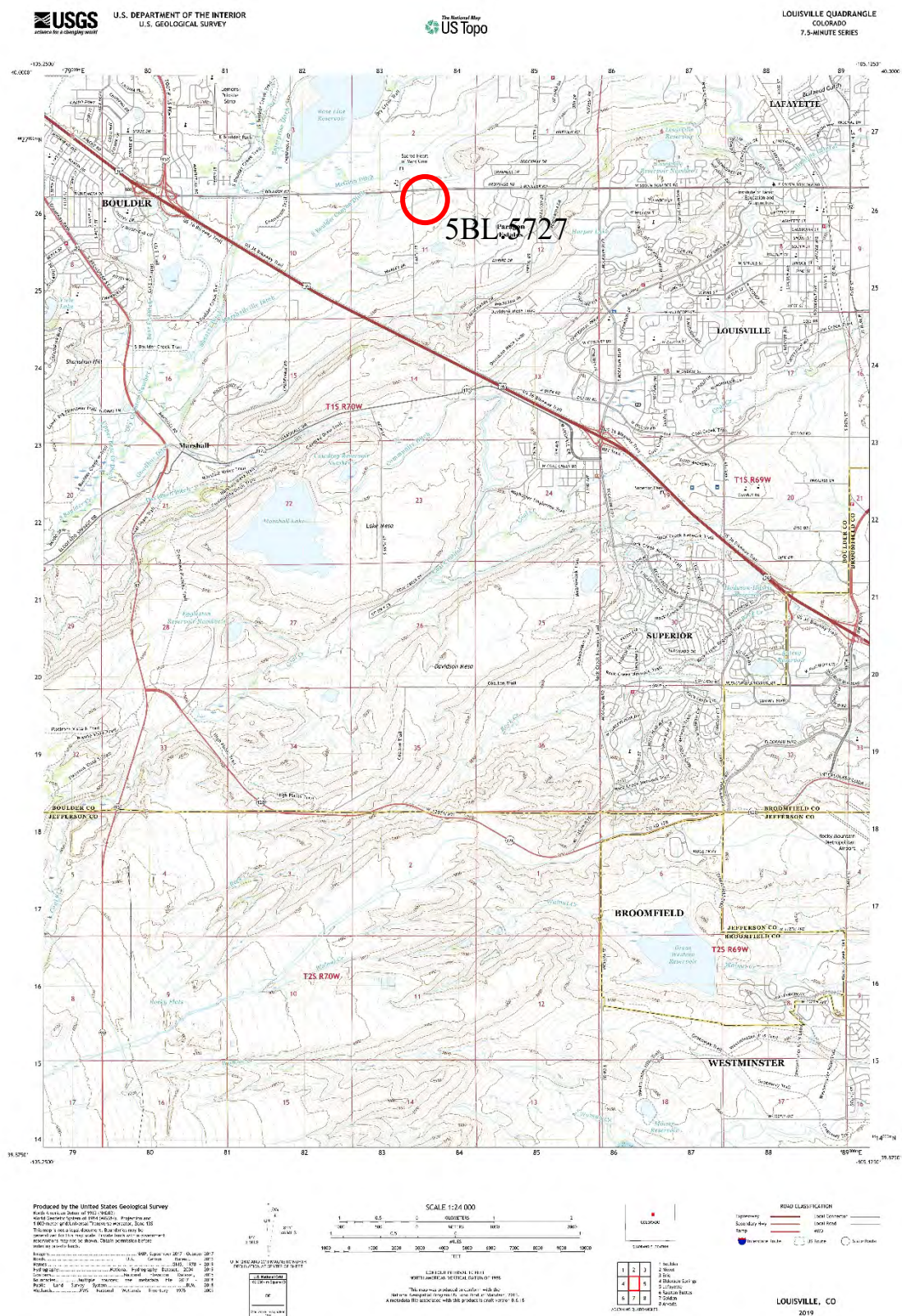
History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Sketch Map





USGS TOPO Map



Resource Number: 5BL5727
Temporary Resource Number:

Photographs



House North Elevation May 2021-PRIOR TO THE REMOVAL OF THE VINYL SIDING



House South Elevation May 2021

Resource Number: 5BL5727
Temporary Resource Number:



House East Elevation May 2021



House West Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Garage North Elevation May 2021



Garage South Elevation May 2021

Resource Number: 5BL5727
Temporary Resource Number:



Garage East Elevation May 2021



Garage West Elevation May 2021

Resource Number: 5BL5727
Temporary Resource Number:



Garage Interior May 2021



Garage Interior South Room Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Milk Shed North Elevation May 2021



Milk Shed South Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Milk Shed East Elevation May 2021



Milk Shed West Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Milk Shed Interior Looking North Elevation May 2021



Milk Shed Interior Looking South Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Silo East Elevation May 2021



Silo West Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Equipment Shed North Elevation May 2021



Equipment Shed South Elevation May 2021

Resource Number: 5BL5727
Temporary Resource Number:



Equipment Shed East Elevation May 2021



Equipment Shed West Elevation May 2021

Resource Number: 5BL5727

Temporary Resource Number:



Equipment Shed Interior West Room May 2021



Equipment Shed Interior Center Room May 2021

Resource Number: 5BL5727
Temporary Resource Number:



Equipment Shed Interior East Room May 2021



Pump House Northwest Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Pump House Southeast Elevation May 2021

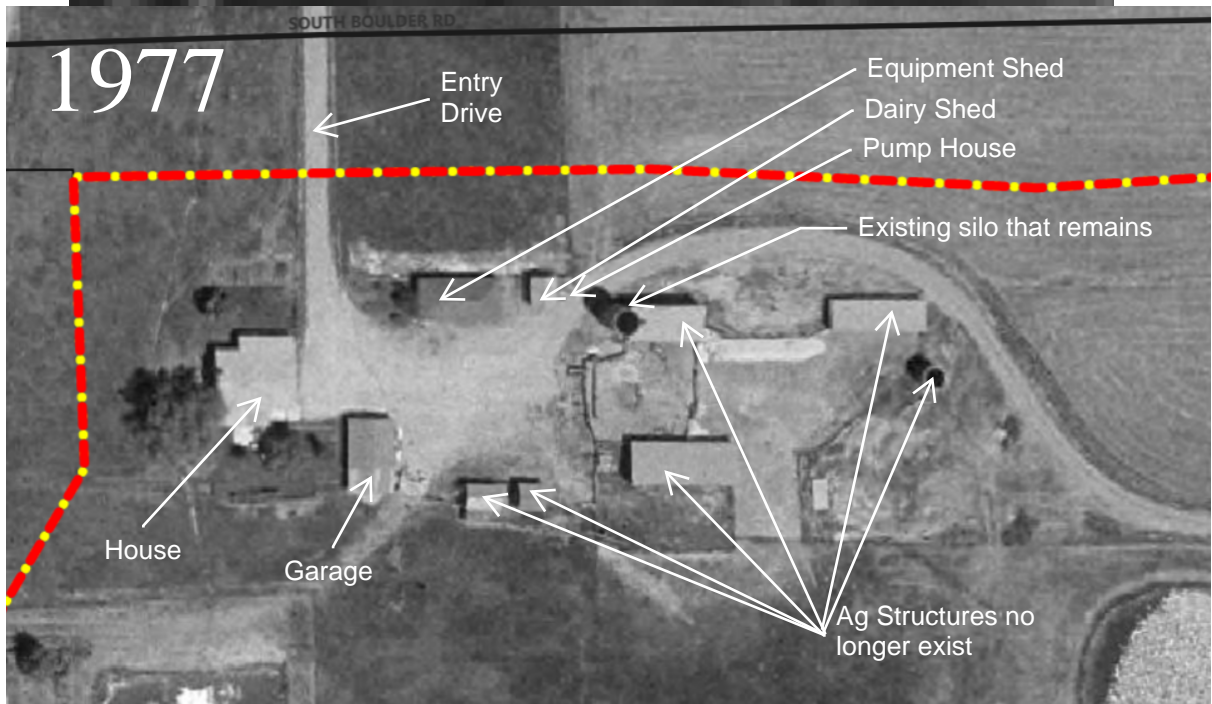
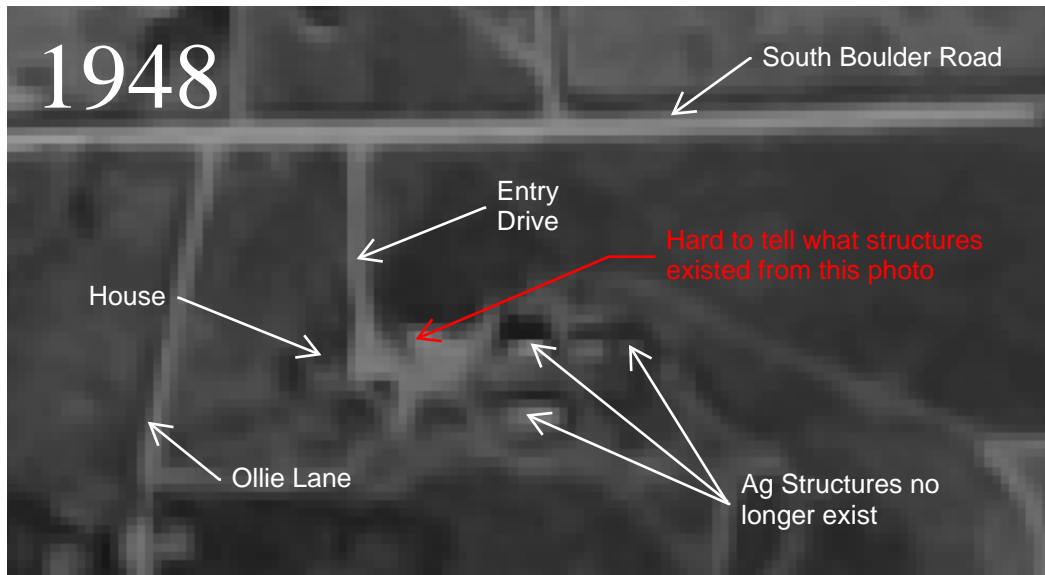


Horse Shelter North Elevation May 2021

Resource Number: 5BL.5727
Temporary Resource Number:



Horse Shelter Northeast Elevation May 2021



7010 South Boulder Road - Aerial History

HISTORICAL DATA RECORD

Boulder County Pioneer and Fourth of July Committee

Name of Informant Mrs. C. H. Clinche
 Present Address R. R. 1. Boulder
 Name of Parents if Pioneers Andrew Dunn
Catherine Dunn
 When did they come to Colorado? 1862 Where from? Mr. Dunn from Tipperary Ireland
Mrs. Dunn from Iowa
 Were they married when they came? No Place Denver Colo.
 Date 1868 How did they come to Colorado? by team
 How many days on road? long time Where did they locate? South Boulder
Cheyenne wyo.
 Members of family coming with them Andrew Dunn came with
an uncle Patrick Dunn
went to Cheyenne for one year
 Places they lived in He hauled freight on the B.P. railroad
when it went through Cheyenne wyo. Then
came back to South Boulder until their death
 How long in Boulder County? 54 years
 What members of family were born in Boulder County 12 Children were Born
 Give dates, present names and addresses Philip Dunn at South Boulder
Mrs. C. H. Clinche S. Boulder - Mike Dunn
East of Boulder - Mrs. Thomas Rossen Boulder
John Dunn Los Angeles Calif James Dunn
South Boulder 6 living 6 dead
 Date of Father's Birth June 15, 1835 Place Tipperary Ireland
 Date of Death Jan 18, 1917 Burial South Boulder Cemetery
 Date of Mother's Birth 1855 Place Muskateen Iowa
 Date of Death June 11, 1912 Burial South Boulder

OTHER INTERESTING DATA

On this page write what you think should be included in the history that the committee is endeavoring to collect concerning Boulder County and Boulder County pioneers.

Mrs C. H. Clyne can remember when the corner stone of the old court house was laid Mr & Mrs Andrew Dunn were present when laid

OTHER PIONEERS

In this space write names and addresses of other pioneers.

John E. Dunn Hawthorne Colo.,
Mrs Andrew Fidel Palasade Colo.,

Brick Silo - To Remain,
no change

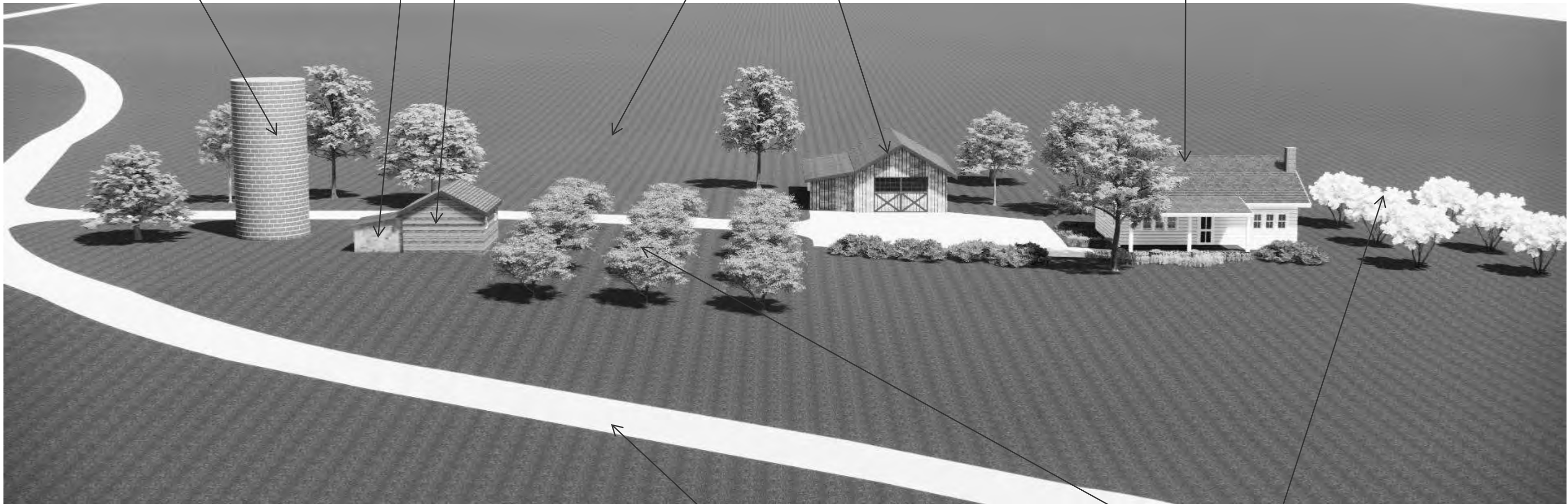
Pump house - clad in stone with
corrugated rusted metal roof

Dairy shed - To remain, repaired
as required. Replace roofing
with synthetic wood shake
roofing

Animal pasture

Garage - Refurbished using design
inspiration from August Clyncke's
original 1888 home
Open shed on side for animal
shelter
Vertical barnwood siding,
Corrugated rusted metal roof

Farmhouse - Restored to original
design
Restore original horizontal wood
siding, synthetic wood shake
roofing, remove railing at deck,
brick chimney to remain, wood
windows.



CONCEPT DESIGN PLAN FOR HISTORIC FARM SITE

New Relocated gravel drive
to primary residence and
barn

New fruit tree orchards



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 2, 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 SU-21-0006: Robinson Vacation Rental

Request: Special Use Review to permit a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods.

Location: 43 Riverside Drive, approximately 150 feet west of its eastern intersection with State Highway 7, in Section 34, Township 3N, Range 72W.

Zoning: Forestry (F) Zoning District

Applicants/

Owners: Bruce K. & Isabel T. Robinson

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

We have received a Special Use Review application on which to comment. The application is for “a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods.” The cabin was built between 1936 and 1948.

The recommendation of the Architectural Inventory Form is not clear. The form states that the cabin would not individually qualify for inclusion to the National Register nor as a Boulder County landmark, but it goes on to say that if a district were created, “this cabin would without a doubt contribute to the significance of the area as an historic district.” This statement suggests that it does qualify for landmark designation with Boulder County under Criterion 8 (see criteria below).

The Architectural Inventory Form and the Special Use Review application are attached. Please note that there are more recent photos in the application.

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

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.

RECOMMENDATION

Staff recommends that the HPAB find the property is eligible for landmark designation under Criterion 8. Staff also recommends that HPAB give their support to the docket and encourage the owner to participate in a district if a district is ever created.

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: 5BL9911
2. Temporary resource number: 43 Riverside Drive
3. County: Boulder
4. City: Riverside
5. Historic building name: Unknown
6. Current building name: Unknown
7. Building address: 43 Riverside Drive, Lyons, CO 80540
8. Owner name and address: K Bruce & Isabel Robinson, 2025 Hermosa Dr, Boulder, CO 80304

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 3N Range 72W
NW ¼ of NE ¼ of SE ¼ of SE ¼ of section 34 (align to SE corner, S line)
10. UTM reference (NAD 27)
 Zone 1 3 ; 4 6 3 5 1 6 mE 4 4 4 7 0 4 4 mN
11. USGS quad name: Raymond
 Year: 1979 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 5-6 Block: 3
 Addition: Riverside Year of Addition: Unknown
13. Boundary Description and Justification: The boundary includes the building and any associated outbuildings within the legally defined parcel.

III. Architectural Description

14. Building plan (footprint, shape): **L-SHAPED**
15. Dimensions in feet: (approx) Length 28 ft x Width 29 ft ; 765 sq ft (actual)
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): **LOG, STONE**
18. Roof configuration: (enter no more than one): **SIDE GABLED**
19. Primary external roof material (enter no more than one): **METAL**
20. Special features (enter all that apply): **PORCH, CHIMNEY**
21. General architectural description: This rustic cabin is constructed on an uncoursed rubble stone foundation, and the walls consist of discontinuous logs set in 5 segments. The logs are bark-on, unhewn, and have unnotched overlapping corners that form butt joints. Remnants of original twine or rope chinking are visible. The ends of

the logs are hand-sawn, which differs from the mainly machine-cut logs on other cabins. Windows include 6-light timber sash hopper, sliding sash, and picture windows. All of the windows are framed with vertical logs. The roof is covered in modern metal roofing material, and the eaves shelter exposed rafter ends. The cabin is built into a hill, exposing the foundation on the front. There are two cellar access doors on the east elevation, both made from rough-sawn planks. One is $\frac{3}{4}$ size and the other is $\frac{1}{2}$ size. A small gable-roofed wing extends from the rear of the cabin and is original to the building. On the front of the cabin is a screen porch accessed via wooden stairs. The doorway has a built wood screen door painted green. There is a secondary rear entrance constructed of horizontal boards that appear to be salvaged timber. This entrance also has a screen door, and though it is old it does not appear to be original. An unusual feature of this cabin is that the ends of the floor joists are exposed on the front elevation in the screen porch section of the building.

22. Architectural style/building type: **RUSTIC**
23. Landscaping or special setting features: The building is set in the mountains (approx elevation 6500-7000 feet) near Raymond in a canyon carved by the South Saint Vrain Creek. Various varieties of pine, aspen, and other alpine flora grow on the property and in the immediate area. The only visible introduced landscape element is a flagstone path leading to the rear entrance.
24. Associated buildings, features, or objects: A board-and-batten outhouse with low-pitch gabled roof is situated behind the cabin.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1936-1948 Actual: _____
Source of information: Boulder County Assessor Records
26. Architect: Unknown
Source of information: Inconclusive from County and Carnegie Library records
27. Builder/Contractor: Unknown
Source of information: Inconclusive from County and Carnegie Library records
28. Original owner: Unknown
Source of information: Inconclusive from County and Carnegie Library records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Current Boulder County records reflect a construction date of around 1936, however a 1949 assessor card states that the building was constructed in 1948. At the time of the 1949 assessment, the building was described as a four-room log residence constructed on a stone foundation. The roof was described as simple-framed and of medium pitch with prepared roll roofing. The interior was finished with exposed log and hardwood flooring. The cabin had electric lighting and a stove for heat, and had no plumbing. In 1949 the cabin had one open porch and one natural fireplace. The cabin was reassessed at a later date (probably in the 1950s or 1960s), and by that time the cabin had a water pump and an oil cook stove. Based on a photograph taken in 1949, the cabin does not appear to have undergone any visible changes since its construction.



North and east elevations in 1949, from historic assessor card.

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): Semi-rural mountain dwelling
35. Historical background: The history of the Riverside/Raymond/Heathermeade area is tightly interwoven with the history of the Rocky Mountain National Park region. During the Protohistoric period (A.D. 1540-1860) the area was seasonally occupied by Native Americans. As European-American incursion forced Native Americans out of the region, miners became the primary residents of the region, and within a few short decades, as the settlement of the American West progressed, images and accounts of the sublime wilderness brought affluent Easterners who consumed the mountains in a much less literal way than the miners had. These first tourists were from the leisure class—well moneyed and in search of adventure. Before long, however, the Colorado mountains were to draw tourists from a much broader class base. After 1890, middle-class visitors to the high country far outnumbered the elite, a sign that the urban middle class was, as geographer William Wyckoff notes, being propelled westward by fundamental shifts in culture and economy (Wyckoff 1999:84). The increase in automobile ownership following the turn of the 20th century brought even more tourists to the Colorado Mountains, and in 1915 the establishment of Rocky Mountain National Park provided the impetus for development of the small satellite resorts such as Raymond and the communities that flank it, Riverside and Heathermeade.

The cultural impetus behind settlement in the Raymond area is rooted in the same forces that brought the bungalow, as an architectural form, to the landscape of mountain recreation. Architectural historian Anthony King notes that the bungalow became the favored architectural form for rustic mountain summer cabins as a result of a combination of two ideological strains: One was the "Back to Nature" movement, which was very much at work feeding the tourist economy in and around Rocky Mountain National Park around the turn of the twentieth century. The other was the Arts and Crafts movement, which had its beginnings in England in the 1880s, and which purported to reject consumer culture and materialism in favor of naturalness and simplicity. By the 1890s, the Arts and Crafts Movement had taken hold in the United States as well (King 1995:133). As a form, the bungalow lent itself well to the rustic aesthetic that was the logical conclusion of these two trains of thought.

The landscape of the Riverside/Raymond/Heathermeade area is largely the product of one man who well understood the allure of a rustic bungalow cabin to the sojourners on their way to play in the Rocky Mountain National Park. In 1917, Ace Woolley purchased approximately 100 acres, known as the Raymond Homestead, along the Middle St. Vrain River near Allenspark. The acreage had been homesteaded late 1890s by Charles Raymond, who was also a builder of log cabins. A large cabin at the homestead was used as a hotel, which stood until it was demolished in 1976. Woolley, who had been a farmer and a miner, had also learned carpentry prior to relocating with his family to Raymond, and shortly after moving to the mountains began to build cabins. His daughter, Marjorie Woolley Runner, noted in a 1977 interview that almost all of the cabins, on both sides of the river, were built by her father (Runner 1977:5). In addition to developing the area into a summer community, Woolley operated a rustic resort in Raymond, which still stands and operates as the Raymond Store.

Not far down the road, another resort began operation in the Riverside area. Many of the cabins constructed in Riverside were, at one time, part of the Riverside Lodge. Only passing references to the hotel were identified in archival records, leaving historical associations related to the Riverside Lodge unknown. Many cabins in the Riverside area were once part of the Lodge at one time or another, although they were not intended to be part of the hotel complex and were incorporated into the hotel well after their construction. After the Lodge burned down in the 1960s, the hotel was more or less defunct, and cabins that remained associated with the Lodge were sold to private owners. Because the guest cabins started out as privately-owned cabins and ultimately returned to private ownership, no distinguishing characteristics are present to identify those cabins that were historically part of the Lodge.

Similar to the history of both Raymond and Riverside, Heathermeade, too, was developed in response to the demand for recreational summer cabins. Platted in 1920 and 1922 by Jones and Maggie Townley of Longmont, the subdivision of Heathermeade was named for the Townley family's summer home, which was located at 3202 Riverside Drive. According to Mildred (Townley) Brown, the name Heathermeade originated in Maggie Townley's English heritage.

As access to the Riverside/Raymond/Heathermeade area improved, the number of cabins dotting the roadside increased. It is noteworthy that, according to the Boulder County Assessor Records, the number of cabins built during the years 1929 and 1930 is disproportionately large. Few seasonal residences were built along Riverside Drive during WWII, though many cabins in Raymond and Heathermeade were built a few years following the war, in 1949. Although a few domiciles along Riverside Drive appear to be cottage or inn-type

vacation rentals, currently most of the dwellings are used by their owners as seasonal residences or are inhabited year-round. Although the landscape of Raymond area is still in flux, as more and more newer, upscale summer homes are constructed, much of it still communicates the rustic character that was the product of early twentieth century "back to nature" sentiments and the Arts and Crafts movement, as these forces were set against the backdrop of seasonal recreation in the satellite communities around Rocky Mountain National Park.

This cabin is on land that was part of a 320-acre homestead, half of which was patented by Elnora H. Steed in 1911, and the other half of which was patented by her husband, George A. Steed, in 1909. Elnora Steed (formerly Hatfield) was born on March 20th, 1869, in Palo, Iowa, to parents from New York and Ohio. By 1911 she had moved from her family's farm in Iowa to Riverside, and was by that time married to George Steed. Records reveal almost nothing about George Steed, except that he was involved in the Forest Queen Lode mine somewhere in Boulder County in 1906, and that he died sometime between 1909 and 1920. It is unknown how the Steeds' life unfolded, but by 1920 Elnora was widowed at the age of 48 and worked as a cafeteria dishwasher, probably for the Riverside Lodge. Possibly as a result of her husband's death, Elnora subdivided her homestead in 1919 and platted the land for the town of Riverside. Shortly thereafter, Elnora moved to Denver, and was recorded on the 1930 Federal Census as a maid for a wealthy Irish couple by the name of Patrick and Mary Gallagher. By the late 1930s, Elnora had moved back to Iowa and resided with her sister or cousin, Addie Garmant, in Cedar Rapids. This cabin was constructed well after Riverside was platted, and is not known to be directly associated with the Steeds.

The first identifiable ownership record is from 1936, and documents Edna Wood and Glenn Barnes as the owners. On June 19, 1959 Wood and Barnes transferred ownership to Odell Patterson via a quit claim deed, and that same day he transferred ownership to Wayman and Sara May through a warranty deed. The Mays owned the property until 2002, when they sold it to its current owner, Bruce Robinson.

36. Sources of information:

- Ancestry.com, online genealogy database. Accessed March 2006.
- Beam, Carol. Personal communication, July 29, 2005.
- Boulder County Assessor Real Estate Appraisal Card Master Index. Carnegie Branch Library for Local History, Boulder, Colorado.
- Boulder County Clerk and Recorder iCRIS database. Accessed March 2006.
- Brosnan, Kathleen (2002) *Uniting Mountain and Plain: Cities, Law, and Environmental Change along the Front Range*. Albuquerque: University of New Mexico Press.
- LDS 'Family Search' website and database, www.familysearch.org. Accessed March 2006.
- General Land Office Patent Records, Bureau of Land Management, Lakewood, Colorado.
- King, Anthony D. (1994). *The Bungalow: The Production of a Global Culture*. 2nd edition. Oxford University Press, Oxford and New York.
- Lane, Jon. Personal communication, November 10, 2005.
- Lore, Helen et. al (c1975). *Historical Reminiscing in the Allenspark Mountain Area*. Sharer Books, Longmont, Colorado.

Resource Number: 5BL9911

Temporary Resource Number: 43 Riverside Drive

- McAlester, Virginia & Lee (2000) *A Field Guide To American Houses*. Alfred A. Knopf, Inc, New York.
- Noel, T. and Corson, D. (1999) *Boulder County, An Illustrated History*. Heritage Media Corp, Carlsbad, California.
- Pearce, Sarah (2003) *A Guide to Colorado's Historic Architecture and Engineering*, Second Edition. State Historical Society of Colorado, Denver.
- Pettem, Sylvia (1994) *The Peaceful Valley Story: Fulfillment of Dream*. The Book Lode, Boulder.
- Runner, Marjorie Woolley interview by Rachel Homer, 1977, Oral History 26, interview, Maria Rogers Oral History Program Collection, Carnegie Branch Library for Local History, Boulder, CO.
- Saint Vrain Valley Historical Association (1971) *They Came to Stay, Longmont Colorado 1858-1920*. Longmont Printing Company, Longmont.
- Wyckoff, William (1999) *Creating Colorado: The Making of a Western American Landscape, 1860-1940*. Yale University Press, New Haven.
- 1953 Marden Map; Boulder County Map, Rocky Mountain Map Co., 1940. Volume 2.

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

15-501 Criteria for Landmark Designation from Article 15, the Historic Preservation section, of the Boulder County Land Use Code provides the following guidance for local landmarking:

- 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.

X Does not meet any of the above Boulder County criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ___ N/A

42. Statement of significance: From the mid-1920s until the outbreak of World War II, many small log or log-sided cabins such as this were constructed in the Raymond/Riverside/Heathermeade area for seasonal recreational use. A style of seasonal residence that was rooted in the "Back to Nature" and Arts and Crafts movements of the early 20th century, these rustic cabins were a strong statement of reaction against urbanization and the complexities and instabilities of middle-class life in the interwar years. Lying, as they do, in proximity to Rocky Mountain National Park, this cabin and others like it also represent the expansion of mountain recreation into the satellite communities of the Park. This cabin is well-preserved and has the ability to demonstrate aspects of rural location, rustic design, mountain setting, log workmanship, rough-finished materials, relaxed feeling, and escapist association that make the Riverside area an integral part of Colorado's recreational history. Although this cabin represents an architectural style and methods of construction that are extremely significant to the overall landscape of seasonal mountain recreation in Colorado and the American West, and it strongly reflects the rustic character of the Riverside community, it is one of many in the immediate area that does so, and it is not by itself recommended as eligible for either the National Register or Boulder County Landmark status under the above criteria. However, in the event that the area were to attain National Register District status, this cabin would without a doubt contribute to the significance of the area as an historic district (see below, Field 45).

43. Assessment of historic physical integrity related to significance: *Excellent*. With no visible modifications, the building retains a high level of physical integrity.

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 Riverside Drive area demonstrates elements that suggest the area may qualify as a historic district; however, further investigation is required to confirm if the area's overall characteristics are sufficient to meet National Register Historic District (NRHD) qualification standards. Limitations of this project prevented the evaluation of every building in the community, as a number of buildings that were not visible from the right-of-way could not be surveyed. The influence of these buildings on a potential historic district has not been

Resource Number: 5BL9911

Temporary Resource Number: 43 Riverside Drive

determined. At this time, a recommendation for historic district eligibility cannot be asserted until future investigations determine that the entire length of Riverside Drive, stretching from Highway 7 on the northeast to Highway 72 on the southwest, contains a sufficient representation of intact cabins and cottages to warrant NRHD nomination. From what is known about intact properties in the area at this time, a preliminary assessment of the contributing/non-contributing status of this building is provided here to assist with any future district evaluation efforts.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 11-7-05 exp 2 – 7

Negatives filed at: Boulder County Parks and Open Space, Longmont

48. Report title: Boulder County Historic Sites Survey: Niwot, Eldorado Springs, Riverside, and Raymond

49. Date(s): November 7th, 2005

50. Recorder(s): Shannon Dennison and Kathleen Corbett

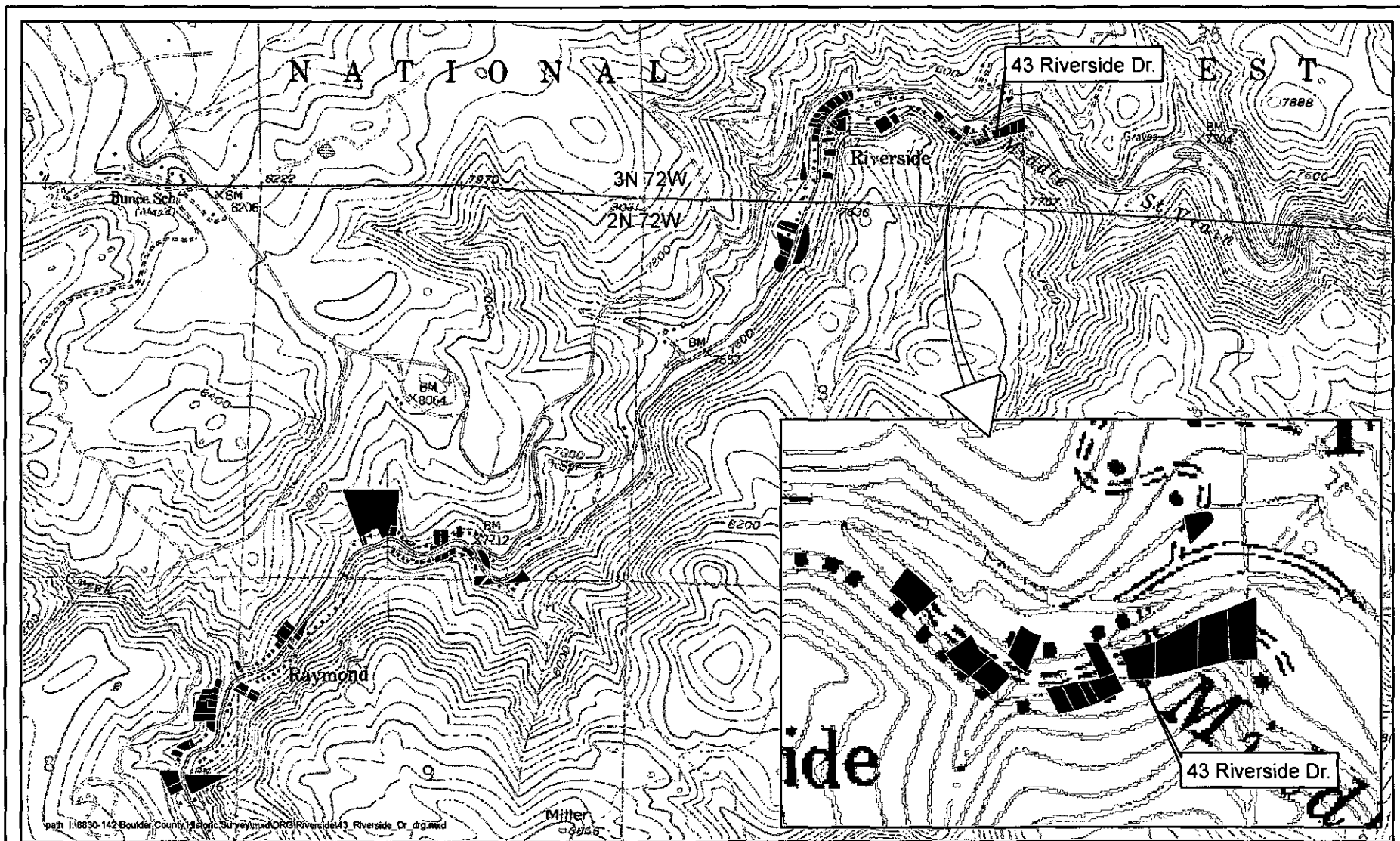
51. Organization: SWCA Environmental, Inc.

52. Address: 295 Interlocken Blvd., Suite 300, Broomfield, CO 80021

53. Phone number(s): 303-487-1183

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

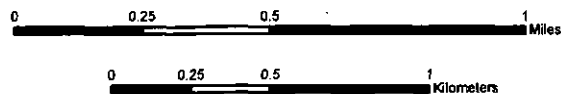
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Legend

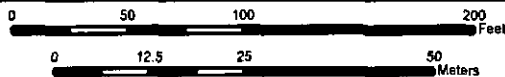
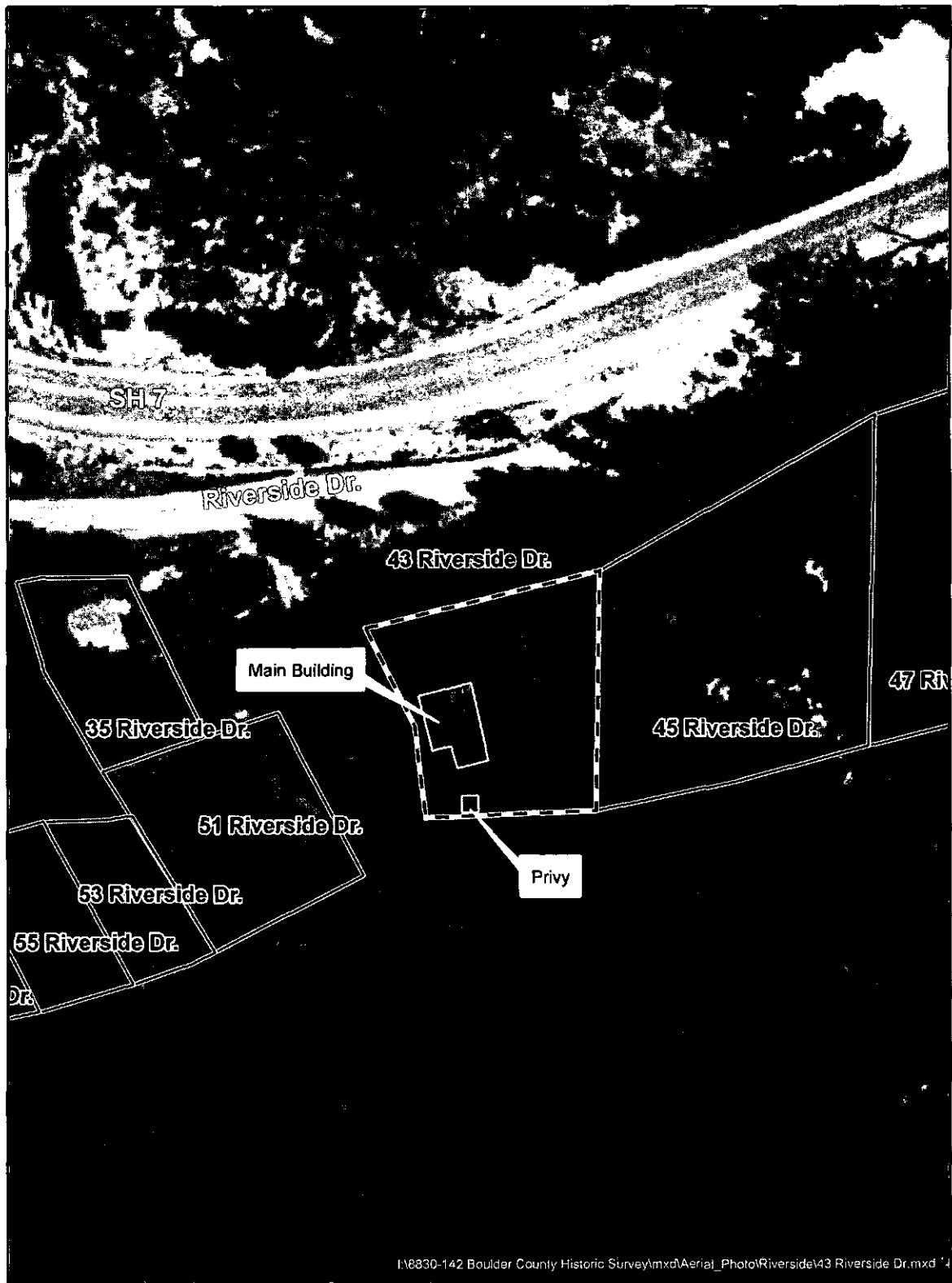
- 43 Riverside Dr.
- Other Surveyed Parcel

Scale: 1:24,000
 Base Map: USGS 7.5' Topographic
 Quadrangle: Raymond, CO (1957)
 Township 2/3N Range 72W
 Boulder County, Colorado



SWCA
 ENVIRONMENTAL CONSULTANTS
 SWCA Environmental Consultants
 295 Interlocken Blvd., Suite 300
 Broomfield, CO 80021
 (303) 487-1183

Site Location: 5BL9911, 43 Riverside Dr., Riverside, Boulder County, Colorado



Legend	
	Historic Structure
	Site Boundary
	Other Surveyed Parcel

Scale: 1:1000
 Base Map: Aerial Photography
 Quadrangle: Raymond, CO (1957)
 Township 3N Range 72W
 Boulder County, Colorado



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 295 Interlocken Blvd., Suite 300
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Site Location : 5BL9911, 43 Riverside Dr., Riverside, Boulder County, Colorado







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

MEMO TO: Referral Agencies
FROM: Samuel Walker, Planner I
DATE: August 2, 2021
RE: Docket SU-21-0006

Docket SU-21-0006: Robinson Vacation Rental

Request: Special Use Review to permit a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods.

Location: 43 Riverside Drive, approximately 150 feet west of its eastern intersection with State Highway 7, in Section 34, Township 3N, Range 72W.

Zoning: Forestry (F) Zoning District

Applicants/Owners: Bruce K. & Isabel T. Robinson

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 720-564-2738 or swalker@bouldercounty.org.

Please return responses by **September 6, 2021**

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>)).

_____ We have reviewed the proposal and have no conflicts.

_____ Letter is enclosed.

Signed _____ PRINTED
Name _____

Agency or Address _____

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel you should not be considered a "property owner," or if the mailing address is incorrect, contact the County Assessor's Office at (303) 441-3530.

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



Boulder County Land Use Department

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

Shaded Areas for Staff Use Only

Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
<input type="checkbox"/> Appeal	<input type="checkbox"/> Modification of Site Plan Review	<input type="checkbox"/> Road Name Change	<input type="checkbox"/> Special Use (Oil & Gas development)
<input type="checkbox"/> Correction Plat	<input type="checkbox"/> Modification of Special Use	<input type="checkbox"/> Road/Easement Vacation	<input type="checkbox"/> State Interest Review (1041)
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Site Plan Review Waiver	<input type="checkbox"/> Variance
<input type="checkbox"/> Limited Impact Special Use	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Other:
<input type="checkbox"/> Limited Impact Special Use Waiver		<input type="checkbox"/> Special Use/SSDP	
<input type="checkbox"/> Location and Extent			
Location(s)/Street Address(es) <u>43 Riverside Dr., Lyons, CO 80540</u>			
Subdivision Name <u>1935 Amended Plat of Riverside</u>			
Lot(s) <u>5 & 6</u>	Block(s) <u>3</u>	Section(s) <u>34</u>	Township(s) <u>3 North</u> Range(s) <u>72 West</u>
Area in Acres <u>0.29</u>	Existing Zoning	Existing Use of Property <u>Personal Cabin</u>	Number of Proposed Lots <u>0</u>
Proposed Water Supply <u>St. Vrain River</u>		Proposed Sewage Disposal Method <u>Septic System - installed 2013</u>	

Applicants:

Applicant/Property Owner <u>Bruce Robinson</u>		Email <u>brucelr2014@gmail.com</u>	
Mailing Address <u>2025 Hermosa Dr</u>			
City <u>Boulder</u>	State <u>CO</u>	Zip Code <u>80304</u>	Phone <u>303-447-3434</u>
Applicant/Property Owner/Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

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

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

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

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

Signature of Property Owner <u>K. B. Robinson</u>	Printed Name <u>Bruce Robinson</u>	Date <u>6/29/21</u>
Signature of Property Owner <u>Isabel Robinson</u>	Printed Name <u>Isabel Robinson</u>	Date <u>6/29/21</u>

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



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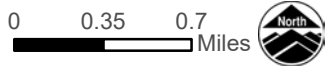
Vicinity

43 RIVERSIDE DR

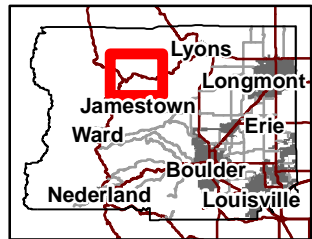
 Subject Parcel

Subdivisions

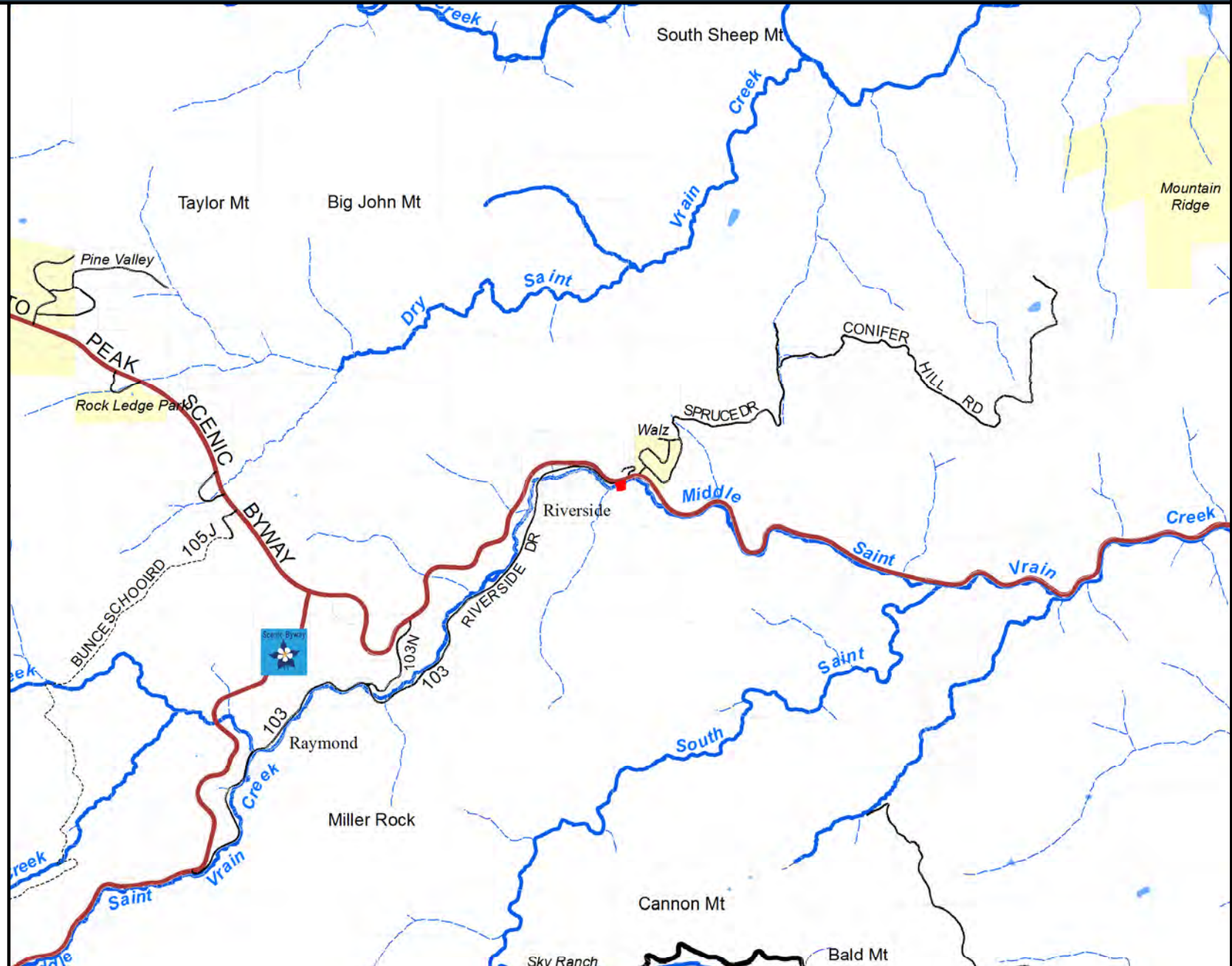
 Subdivisions



Area of Detail Date: 1/6/2021



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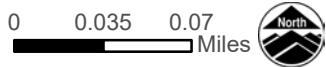
Location

43 RIVERSIDE DR

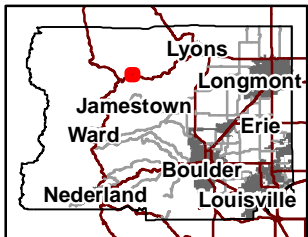
 Subject Parcel

Subdivisions

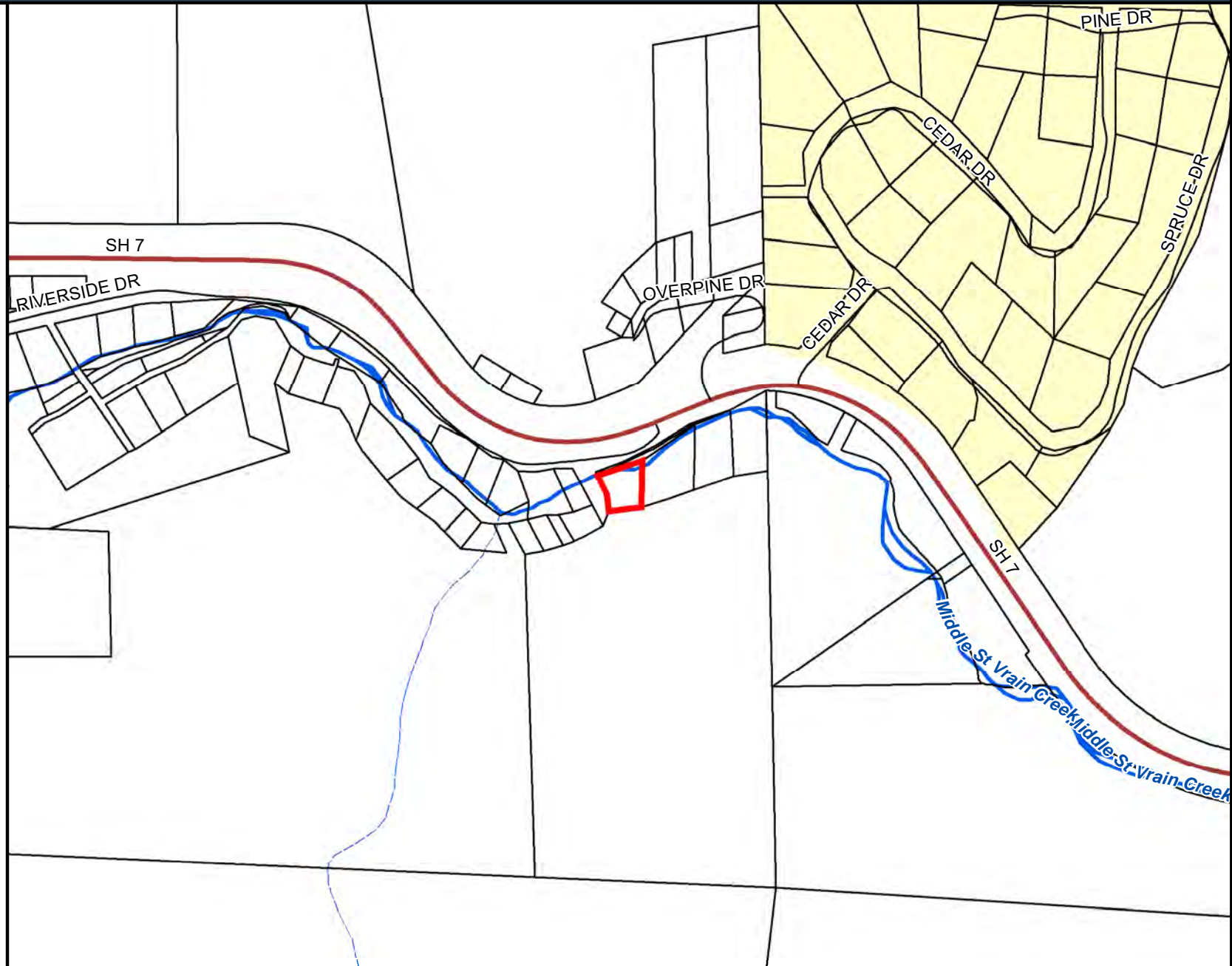
 Subdivisions



Area of Detail Date: 1/6/2021



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Aerial

43 RIVERSIDE DR

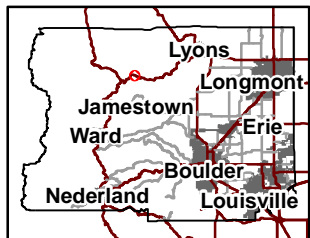
 Subject Parcel



0 0.0025 0.005
Miles



Area of Detail Date: 1/6/2021



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Aerial

43 RIVERSIDE DR

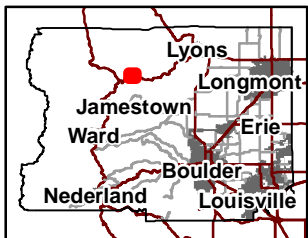
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 1/6/2021



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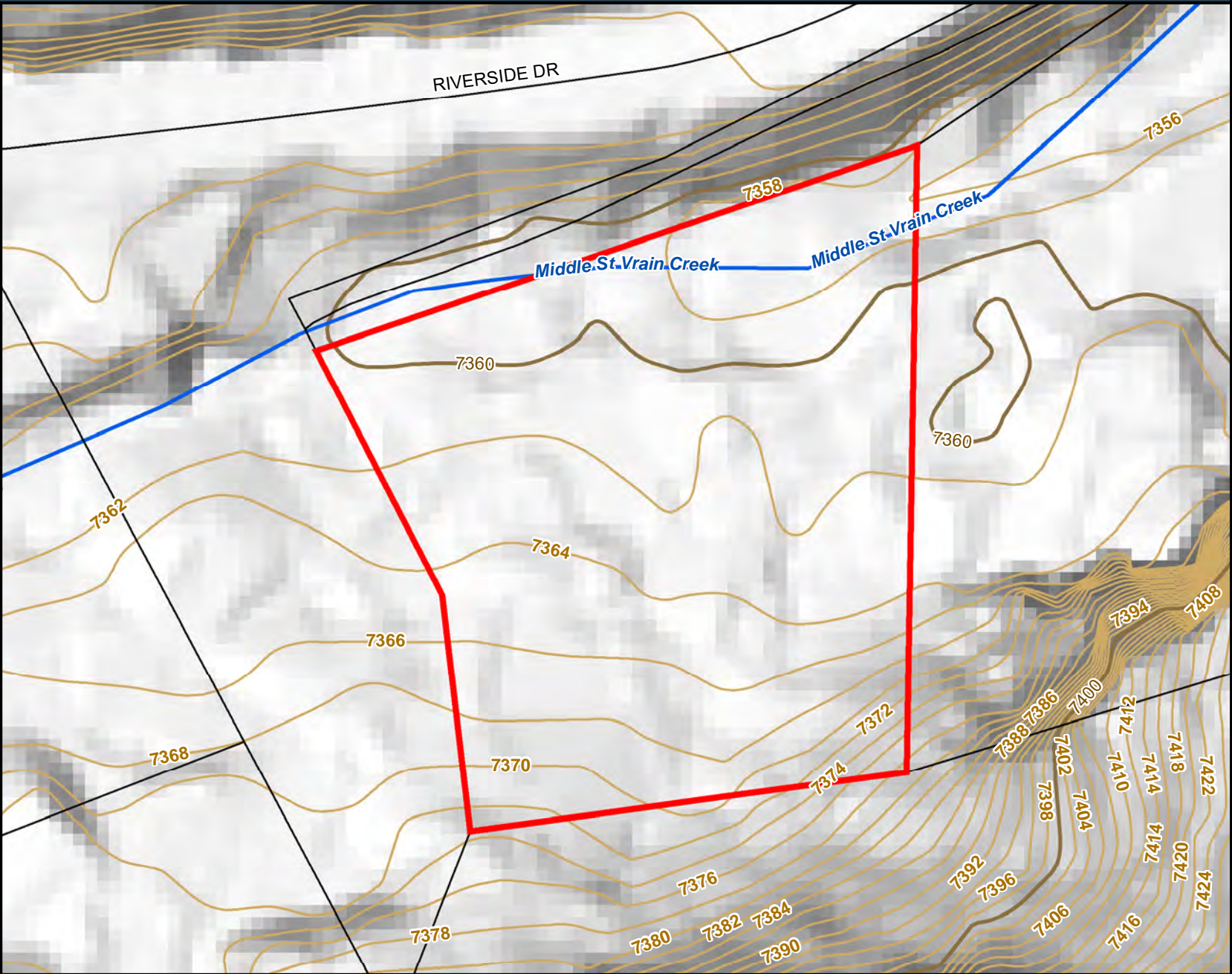
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Elevation Contours

43 RIVERSIDE DR

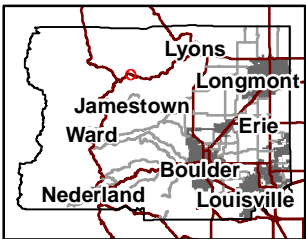
-  Subject Parcel
-  Contours 40'
-  Contours 2'



0 0.0025 0.005 Miles



Area of Detail Date: 1/6/2021



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Floodplain

43 RIVERSIDE DR

 Subject Parcel

Floodplain

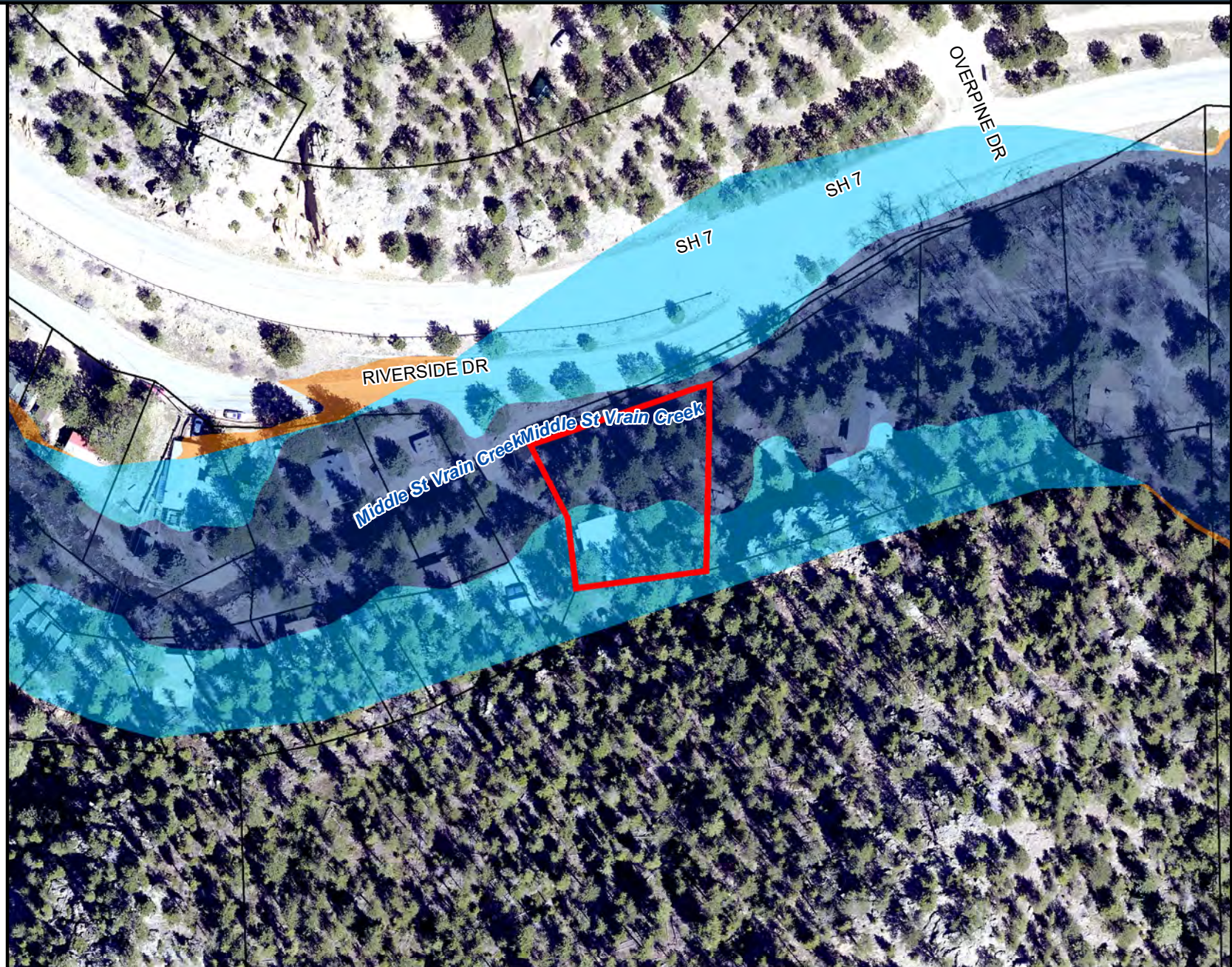
100-Year Floodplain

 - Zones AE, A, AO and AH

 Floodway

 500-Year Floodplain

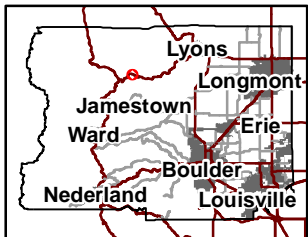
- Zone X500



0 0.0085 0.017
Miles



Area of Detail Date: 1/6/2021



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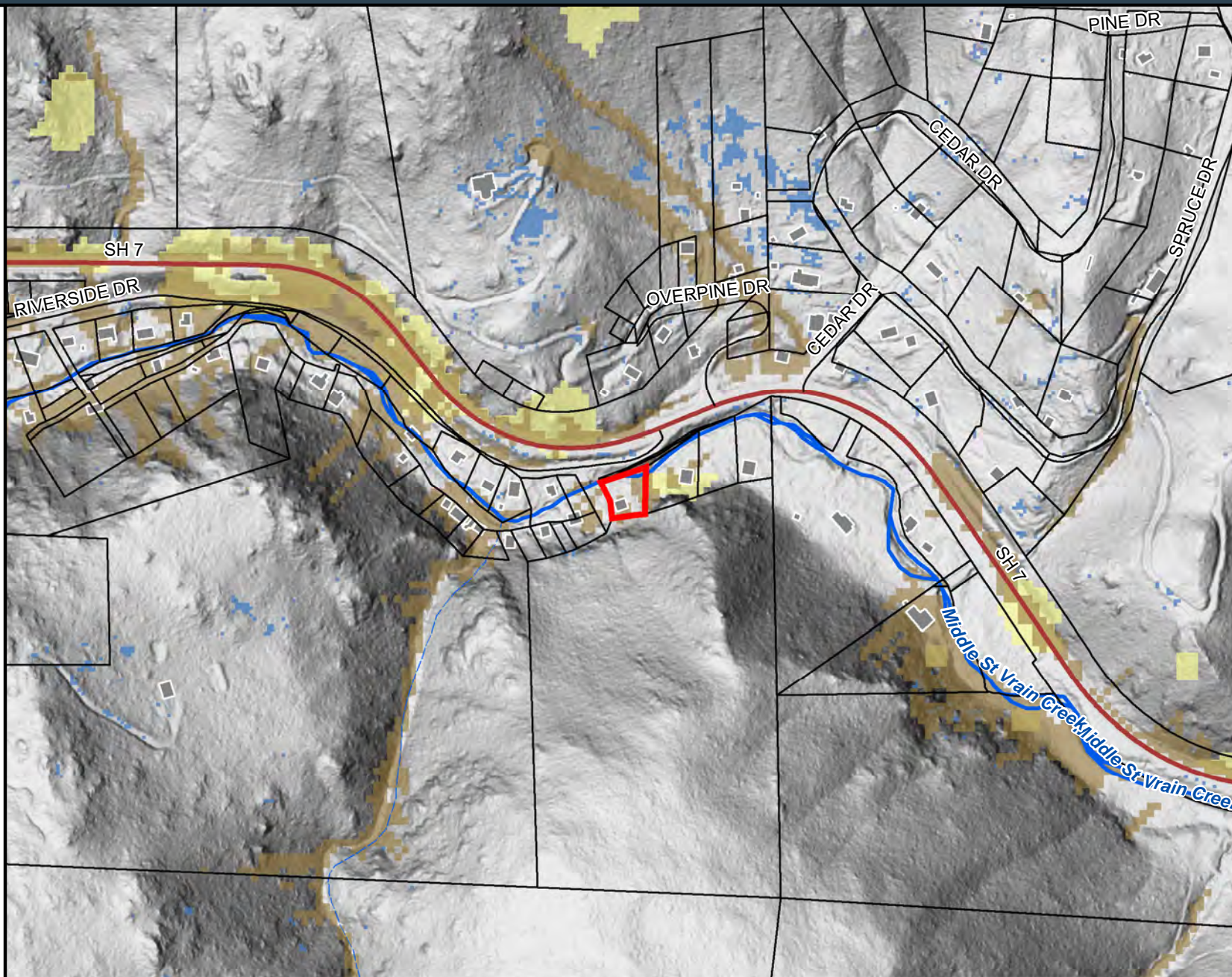
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Geologic Hazards

43 RIVERSIDE DR

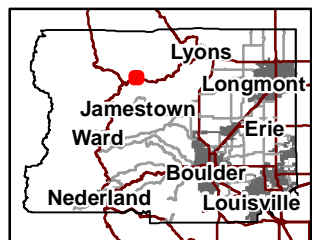
-  Subject Parcel
-  Debris flow susceptibility area
-  Rockfall susceptibility area
-  Landslide high susceptibility area



0 0.035 0.07 Miles



Area of Detail Date: 1/6/2021



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Prebles

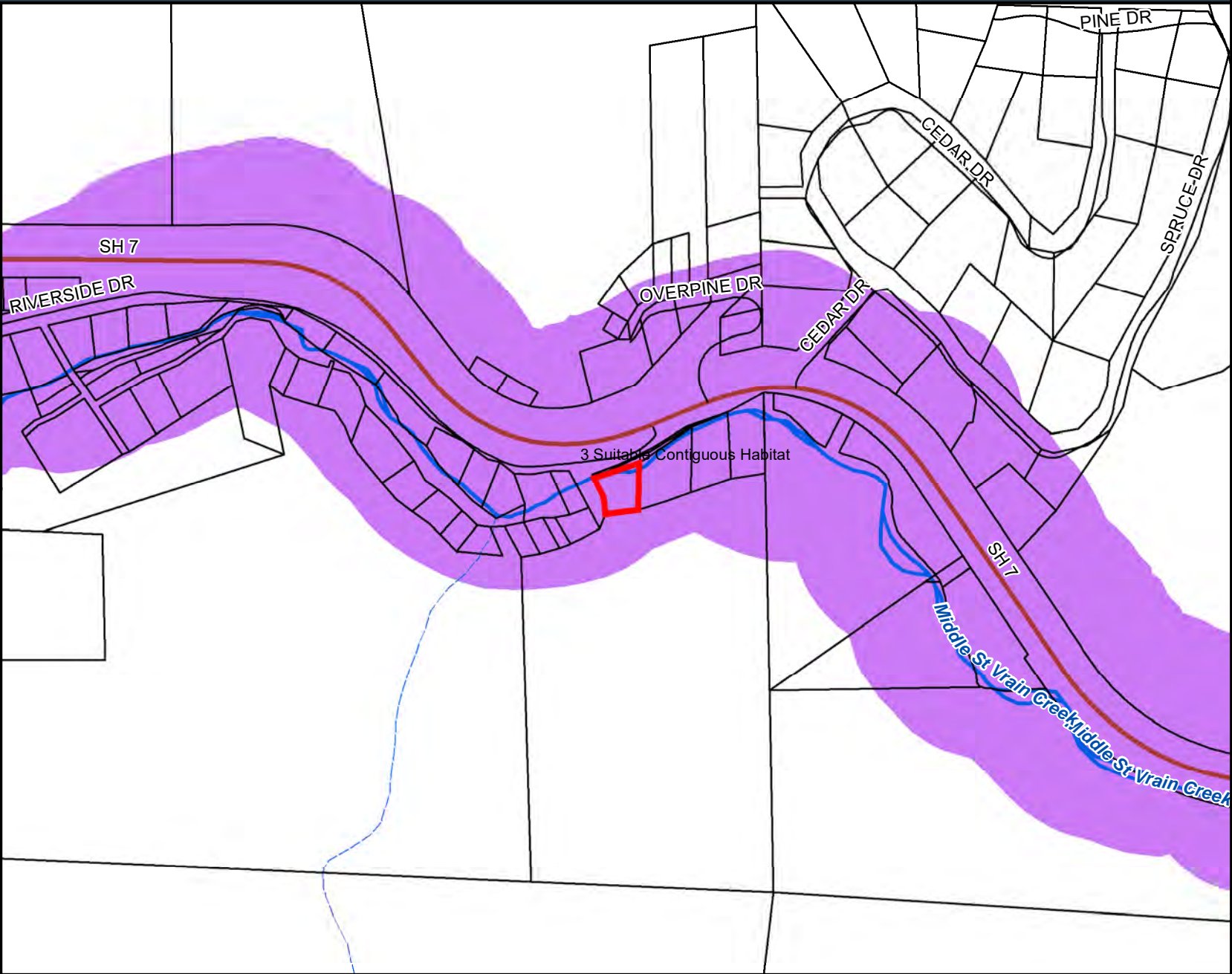
43 RIVERSIDE DR

 Subject Parcel

Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

Prebles

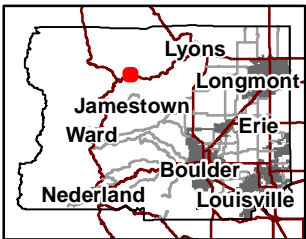
 Zone 3 Suitable
Contiguous Habitat



0 0.035 0.07 Miles



Area of Detail Date: 1/6/2021



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Public Lands & CEs

43 RIVERSIDE DR

 Subject Parcel

Boulder County Open Space


County

 Conservation Easement

Federal Lands

 USFS Land

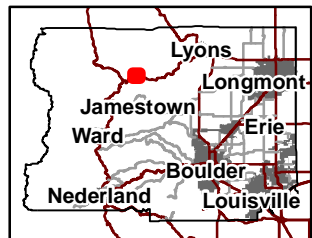
Private

 Conservation Easements

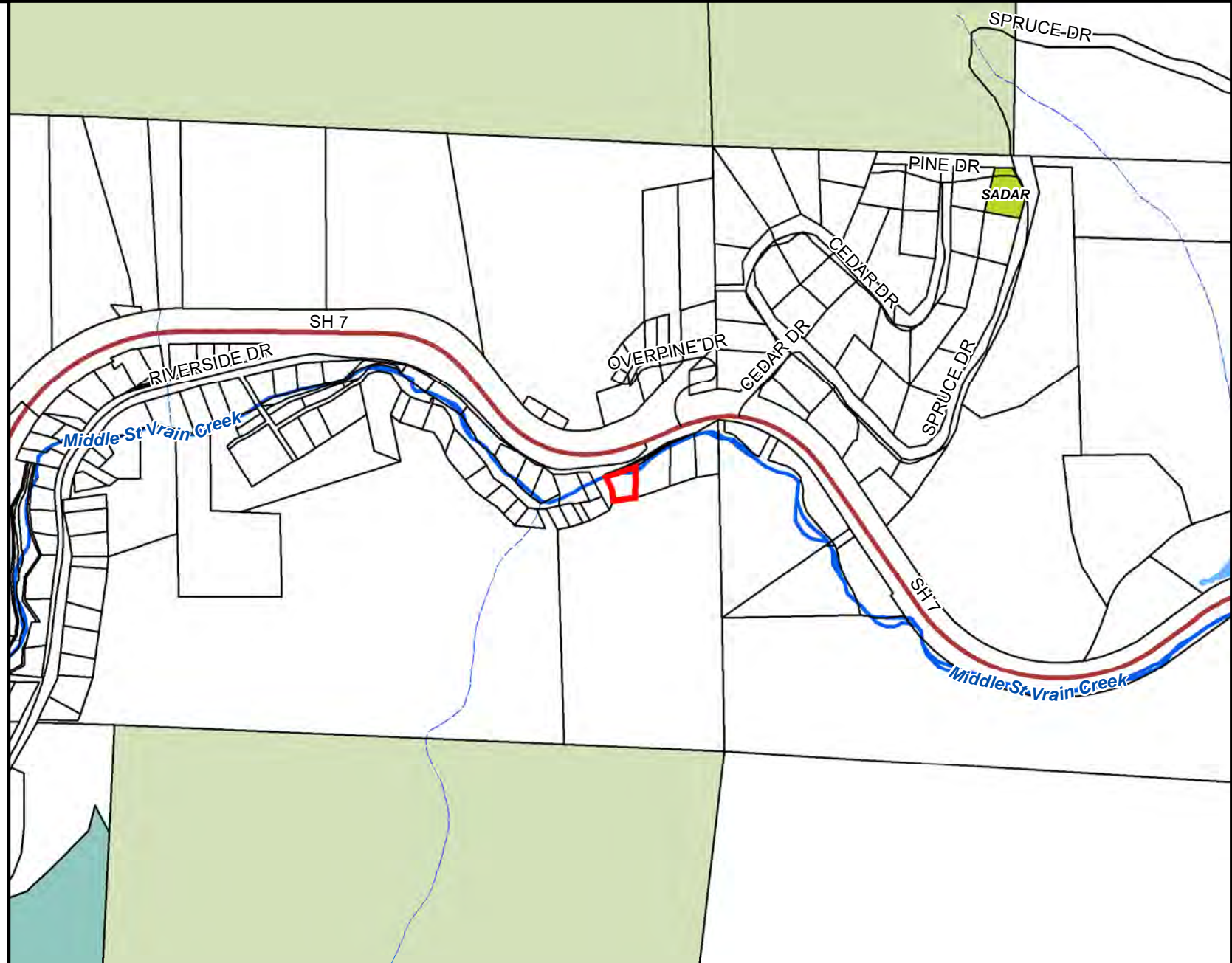
0 0.05 0.1 Miles



Area of Detail Date: 1/6/2021



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Zoning

43 RIVERSIDE DR

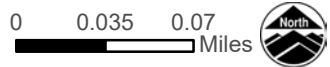
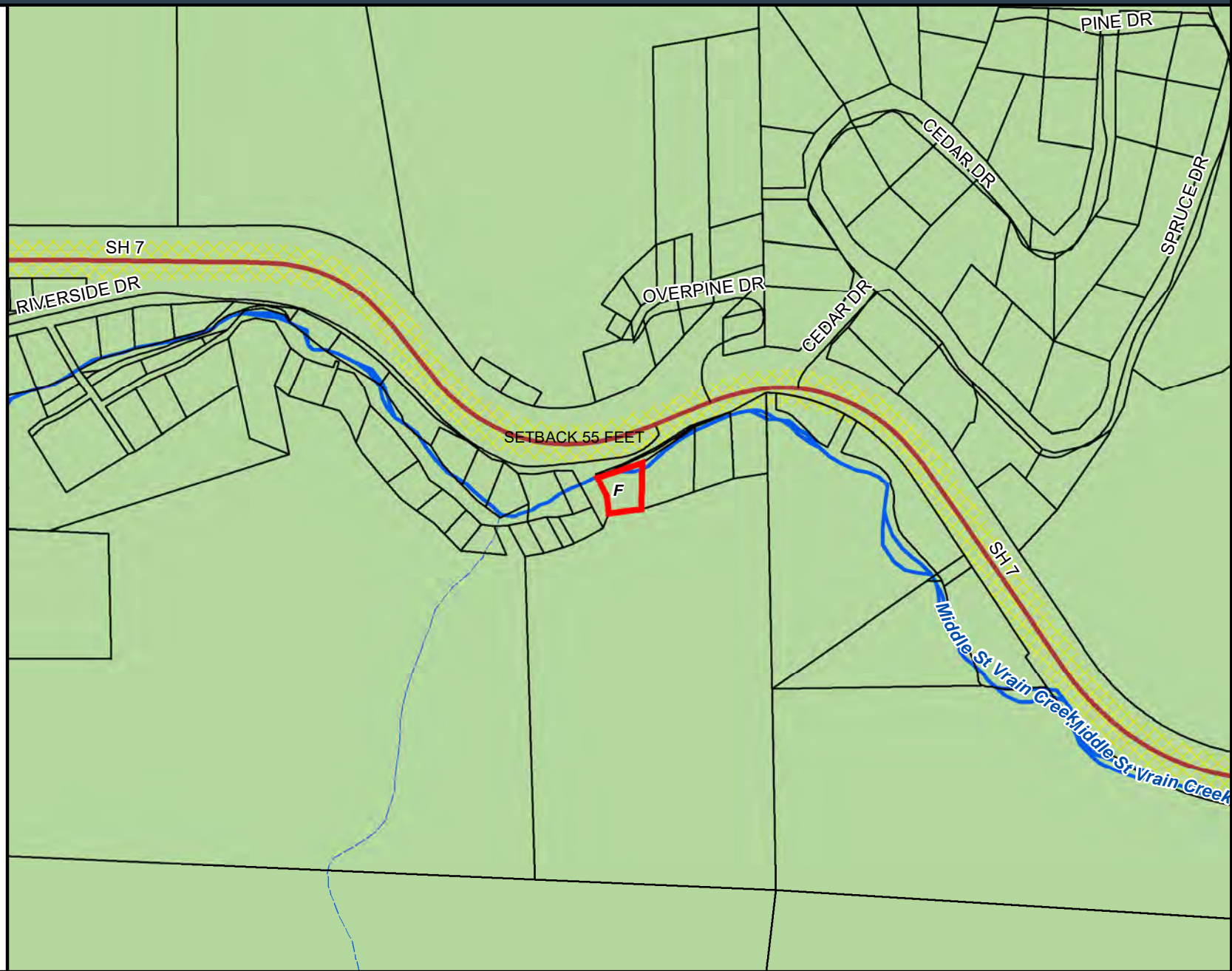
 Subject Parcel

**Major Road
Setbacks**

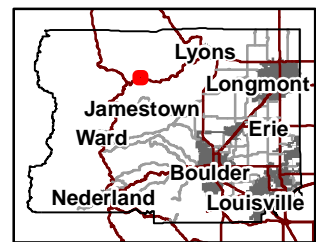
 55 feet

Zoning Districts

 Forestry



Area of Detail Date: 1/6/2021



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Narrative for 43 Riverside Dr., Lyons CO

Bruce Robinson <bruceliz2014@gmail.com>

Fri 7/2/2021 12:42 PM

To: Marcucilli, Molly <mmarcucilli@bouldercounty.org>

Molly,

Please let me know if this is close to what is needed for the narrative. And other than this, I think I am just waiting for feedback on the MAPS material. I'll email you my last communication with them separately. And then, if all this is OK, I understand that the next step, other than tweaking what I've accumulated so far, will be setting a date for submission.

Thanks,

Bruce

Cabin address: 43 Riverside Dr., Lyons CO, 80540

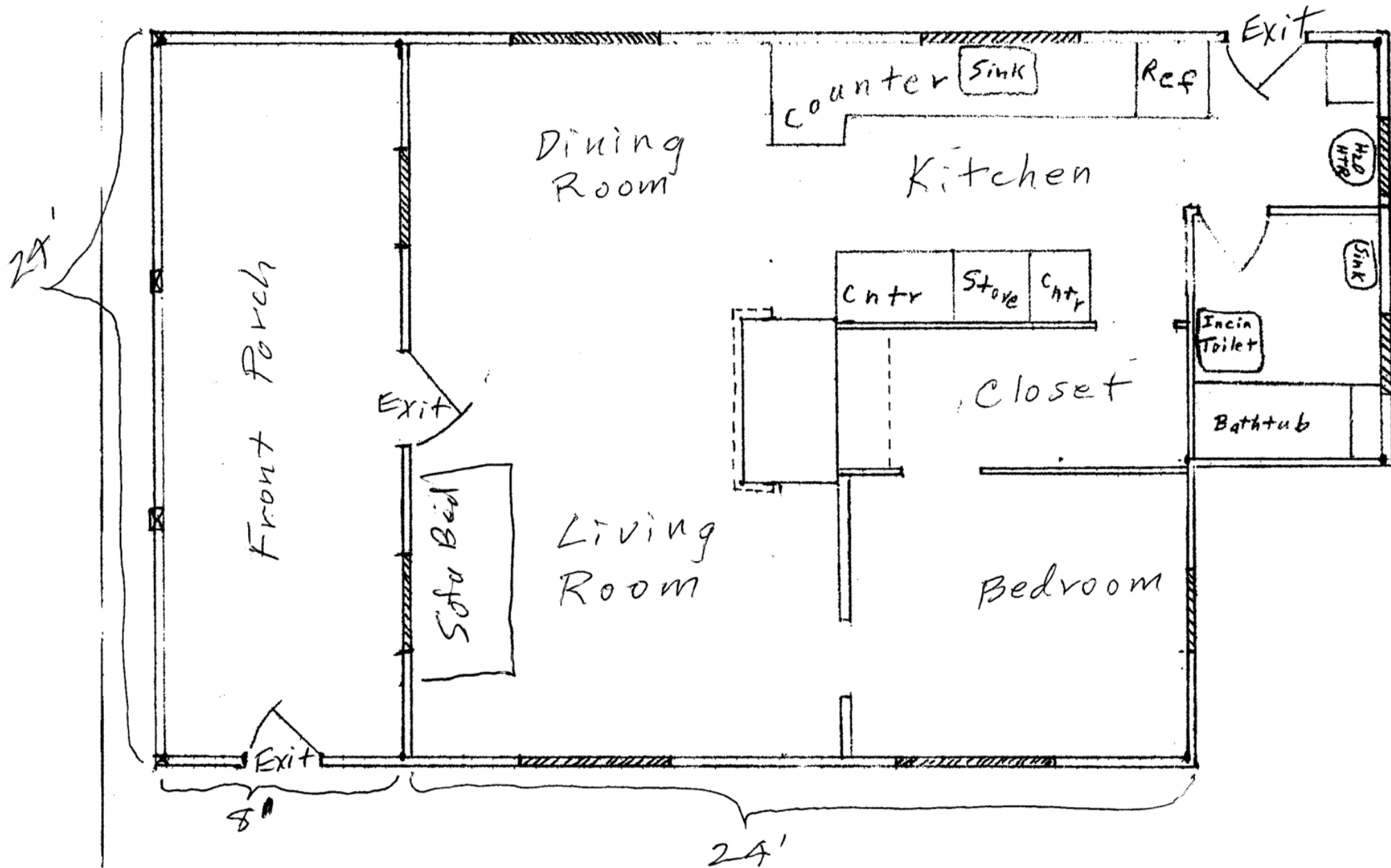
Owners are Bruce and Liz Robinson. Cabin is known as River Haven

My wife Liz and I have owned the cabin, which was built in 1936, since 2002 and used it for our personal use until 2013 when a septic was mandated by the county. We installed the septic and hence indoor bathroom toilet facilities and continued our personal use plus we began renting the cabin for an average of one week stays with some as few as 2 days, some as long as 10 day stays. Our cabin has a wood stove but no furnace and so is used only from mid-May until mid-October. It is a residential neighborhood with about 16 to 20 cabins/homes in our area. Only 3 of these cabins have people living year round; the others are mostly summer use for the owners.

The cabin is used roughly 80 to 110 days per year including our personal use. The renters are just regular people, almost always 2 adults, rarely with a child, who arrive in a single vehicle. Their written comments suggest that they are there to enjoy the cabin, the river, hike locally, visit RMNP, Estes Park, Allenspark and Lyons. Our cabin has two parking spaces alongside the dirt "road" that leads to three cabins, dead-ending at the last one - never a hint of any traffic or problems. We have a manager who handles the rentals. This includes all financial arrangements, scheduling, and cleaning, We are responsible for maintenance and maintaining insurance that provides for rentals.

We keep the cabin looking very much like it looked 80 years ago, very difficult to notice any differences. Of course the inside is updated with appliances, etc. but maintains the rustic appearance of the original cabin.

43 Riverside Dr.



MIDDLE FORK ST. VRAIN CREEK

H2O CISTERN



S 80°01'00"W 128.67'

GRAVEL DRIVE

TELEPHONE
PEDESTAL

POWER
POLE

S 26°55'00"E 71.00'

EAST STREET

WOODEN STEPS

24.96'

ONE STORY
WOOD FRAME &
LOG CABIN WITH
PARTIAL BASEMENT

41.96'

WOODEN LANDING & STEPS

FD 1" DIAM.
STEEL PIN

S 12°08'00"E 50.00'

FD 1 1/2" DIAM.
STEEL PIN

10.00'

14.96'

4' x 4' WOOD FRAME
OUT HOUSE

N 84°55'00"E 87.42'

N 01°10'00"W 125.00'



IS FIVE (5) AND (6), IN BLOCK THREE (3),
 10. PLAT OF WHITESIDE, SITUATED IN THE
 SECTION 34, T3N, R72W OF THE 6TH P.M.,
 COLORADO, AND MORE PARTICULARLY
 ING AT A POINT ON THE EAST LINE OF
 NORTHEAST CORNER OF THE SOUTHEAST
 ON 34 BEARS N 01°10'00\" W, 1257.60 FEET;
 CT TO THE TRUE POINT OF BEGINNING,
 TY TO THE EAST SIDE OF EAST STREET AS
 E ALONG THE EAST SIDE OF EAST STREET
 50.00 FEET ALONG THE EAST SIDE OF
 CULDER WITH A STEEL PIN SET AT THE
 FEET; THENCE N 01°10'00\" W PARALLEL TO
 55.00 FEET MORE OR LESS TO THE TRUE

CERTIFICATE

HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION
 CERTIFICATE WAS PREPARED FOR K. BRUCE ROBINSON, ISABEL T.
 ROBINSON AND COLORADO ESCROW AND TITLE SERVICES, INC.,
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY
 PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE
 ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE
 IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE
 DESCRIBED PARCEL ON THIS DATE, FEBRUARY 7, 2002, EXCEPT
 UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES
 OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO
 ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS
 ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT
 THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT
 CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS
 NOTED.

2/12/02
 Michael Robinson
 MICHAEL R. ROBINSON
 P.L.S. 2002

CLIENT: GREG FALCONER
 JOB NO. 2-1152

**JOHNSON & ASSOCIATES
 LAND SURVEYORS INC.**
 404 EAST 5TH AVE.
 LONGMONT, CO. 80501
 (303) 772-6900

















