



**MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD
BOULDER COUNTY, COLORADO
AGENDA**

Thursday, September 1, 2022, 6:00 p.m.

Virtual HPAB Meeting

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 approximately one week prior to the hearing at www.boco.org/HPAB. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Meeting ID: 161 199 8446.

This agenda is subject to change. Please call ahead (303-441-3930) or check the Historic Preservation Advisory Board webpage to confirm an item of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion 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 reference the docket number of the subject item in your communication. Call 303-441-3930 or email historic@bouldercounty.org for more information

1. CALL TO ORDER

2. ROLL CALL

3. CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA

4. APPROVAL OF MINUTES

4.1. Approval of meeting minutes from July 7, 2022

5. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER

6. LANDMARKS

6.1. Docket HP-22-0005: Eisele Ranch

Public testimony will be taken.

Request: Boulder County Historic Landmark Designation

Location: 12973 N 87th Street, in Section 19, T3N, R69W of the 6th Principal Meridian

Zoning: Agricultural (A) Zoning District

Applicants/Owners: Nancy DeVore and Richard Hill

Website: <https://boco.org/HP-22-0005>

Action Requested: Recommendation to BOCC

7. PRELIMINARY REVIEW

7.1. Proposal for the Affolter House

Public testimony will be taken.

Request: Preliminary review of a proposal for the landmarked Affolter House at the Boulder County Fairgrounds

Location: 9595 Nelson Road, in Section 9, T2N, R69W of the 6th Principal Meridian

Zoning: Agricultural (A) Zoning District

Applicant/Owner: Boulder County

Action Requested: Recommendation to staff

8. OTHER BUSINESS

9. ADJOURNMENT



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

**July 7, 2022, 6:00 p.m.
Virtual HPAB Meeting**

Board Members Present: Chuck Gray
Mark Gerwing
Marissa Ferreira
Elizabeth Gehring
David Hawes
Larry Powers
Terry Walters

Board Members Don Burd

Excused:
Jason Emery

1. CALL TO ORDER

The meeting was called to order at approximately 6:04 p.m. by Chair Chuck Gray.

2. ROLL CALL

Board member Don Burd recused himself prior to the meeting via email to staff due to his previous involvement with the John E Clark Farm in his role with Boulder County Parks & Open Space.

3. CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA

4. APPROVAL OF MINUTES

4.1 Approval of meeting minutes from May 5, 2022

MOTION: David Hawes MOVED that the Boulder County Historic Preservation Advisory Board AMEND Item 6.1 for clarity and APPROVE the amended

meeting minutes from May 5, 2022.

SECOND: Marissa Ferreira

VOTE: Motion PASSED {7:0}

5. **BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**

6. **LANDMARKS**

6.1 **Docket HP-22-0004: John E Clark Farm**

Don Burd declared a conflict on this item. (Don Burd recused himself from this docket item prior to the meeting via email to staff due to his involvement in the property in his previous work with Boulder County Parks & Open Space.)

Denise Grimm, Principal Planner, gave the staff presentation.

An application for landmark designation of the site has been submitted by Boulder County Parks and Open Space. The landmark site is a .90-acre area of a 96-acre parcel. The site includes seven (7) contributing resources which are the house, garage, privy, barn, silo, machine shed, and granary. The site includes one (1) non-contributing resource which is the metal sided shed.

The property is historically associated with John E. Clark and his family who purchased the property in 1916. Clark became a prominent farmer during the early 20th century development of agriculture in the Longmont area. Clark's contributions and adaptations to new farming methods during a period of rapidly evolving agriculture practices, and his leadership role growing and representing sugar beet growers, establishes Clark as a significant local individual in the area of agriculture.

The property retains the key farm buildings of the house, garage, privy, barn, silo, machine shed, and granary. Viewed together, the farm buildings are historically significant as an intact example of family farm property type that retains sufficient historic physical integrity from their period of significance with regard to their location, setting, materials, workmanship, feeling, association, and design. The property retains a rural setting with pasture or open fields surrounding the property. Although the ages of the buildings are unknown, historic research suggests the buildings date to the early 20th century between 1910-1916.

On October 29, 2018, the Colorado Office of Archaeology and Historic Preservation determined that the Clark Farm "appears to meet the criteria for evaluation and nomination to the National Register of Historic Places" under Criterion A for Agriculture, and Criterion C for Architecture. Subsequently, on December 6, 2018, HPAB found the Clark Farm eligible for landmark status with Boulder County. Landmarking was not pursued at that time.

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 John E. Clark, a prominent local farmer.

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 collection of various types of agricultural buildings and the exemplary double wing barn.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-22-0004: John E. Clark Farm** 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.)

Carol Beam, Cultural Resource Specialist with Boulder County Parks and Open Space, commented on the proposal and was available for questions.

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

MOTION: Marissa Ferreira MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-22-0004: John E Clark Farm for landmark status under Criteria 1, 3, and 4, subject to the two standard conditions in the Staff Recommendation and one additional condition

that the name on the barn be preserved, and any changes to that name will require review and approval of an additional Certificate of Appropriateness (CA) by Boulder County.

SECOND: Mark Gerwing

VOTE: Motion Passed {7:0}

7. OTHER BUSINESS

Denise Grimm gave an update on the Pillars at Nine Mile Corner (Hwy 287 & Arapahoe Road) which were discussed at the Board's May 5, 2022 meeting. The Board agreed with staff that the most acceptable option for historic preservation of the pillars is leaving them in their current location and trying to beautify the pillars along with the improvements to the intersection.

Carol Beam discussed plans for a field trip with members of the Board to visit a number of historic sites throughout the County. Board members expressed their interest and availability, and staff agreed to follow up via email to confirm a date and agenda.

8. ADJOURNMENT

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



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 1, 2022 – 6:00 p.m.

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

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket 22-0005: Eisele Ranch

Request: Boulder County Historic Landmark Designation
Location: 12973 N 87th Street, in Section 19, T3N, R69W of the 6th
Principal Meridian
Zoning: Agricultural (A) Zoning District
Owners/
Applicants: Nancy DeVore and Richard Hill

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 Nancy DeVore and Richard Hill. The site is a 4.96-acre parcel that includes nine (9) contributing resources and three (3) non-contributing resources.

The contributing resources include the following:

1. House
2. Barn
3. Granary
4. Silo
5. Stable
6. Chicken coop
7. Bunkhouse
8. West garage
9. Unnamed building

The non-contributing resources are the following:

1. Gazebo
2. Newer garage
3. Telecom shed

The property is historically associated with the David and Mary Eisele family. David and Mary both immigrated to the US from Germany in the 1880s and married in 1887. They purchased the property in the 1890s and raised eight children on the farm – Lena, Rose, May, Fred, Elsie, William, Helen, and Roy. The Architectural Inventory Form states that they established “one of the foremost horse breeding ranches in Boulder County, specializing in Morgan, Pecheron, and Hambletonian horses.” As per his obituary, David was “a leader in the formation of the old Longmont Driving association, Pumpkin Pie day, and the Boulder County fair.” The farm remained in the Eisele family until 1959.

The farm is significant for its collection of architecturally important buildings, particularly the American Foursquare house, the double-wing style barn, and the studs-out granary. The Architectural Inventory Form suggests that “the property ranks among Boulder County’s most intact and better preserved agricultural-related complexes.” While the buildings themselves seem to have great architectural integrity, it should be noted that the farm complex has lost several structures over the decades and has had at least two buildings, the bunkhouse and the unnamed structure east of the granary, moved-in from a different farm in 1960.

On February 28, 2022, a subcommittee of HPAB found the farm eligible for landmark status under Criteria 1 and 4. They then reviewed two different proposals for an addition to the house and gave their support to the two-story design with a hyphen. In addition, the subcommittee agreed to the removal of the newer garage and the gazebo, and the construction of a new garage west of the older garage.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 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 ranching in northeastern Boulder County, particularly as a successful horse breeding facility.

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

The property is significant for its collection of architecturally notable buildings including the American Foursquare house, the double-wing style barn, and the studs-out granary.

RECOMMENDATION

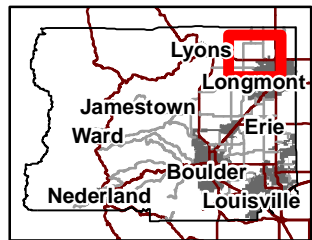
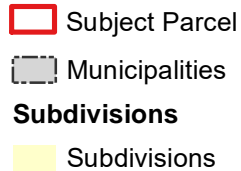
Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-22-0005: Eisele Ranch** under Criteria 1 and 4 and subject to the following conditions:

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), 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.)

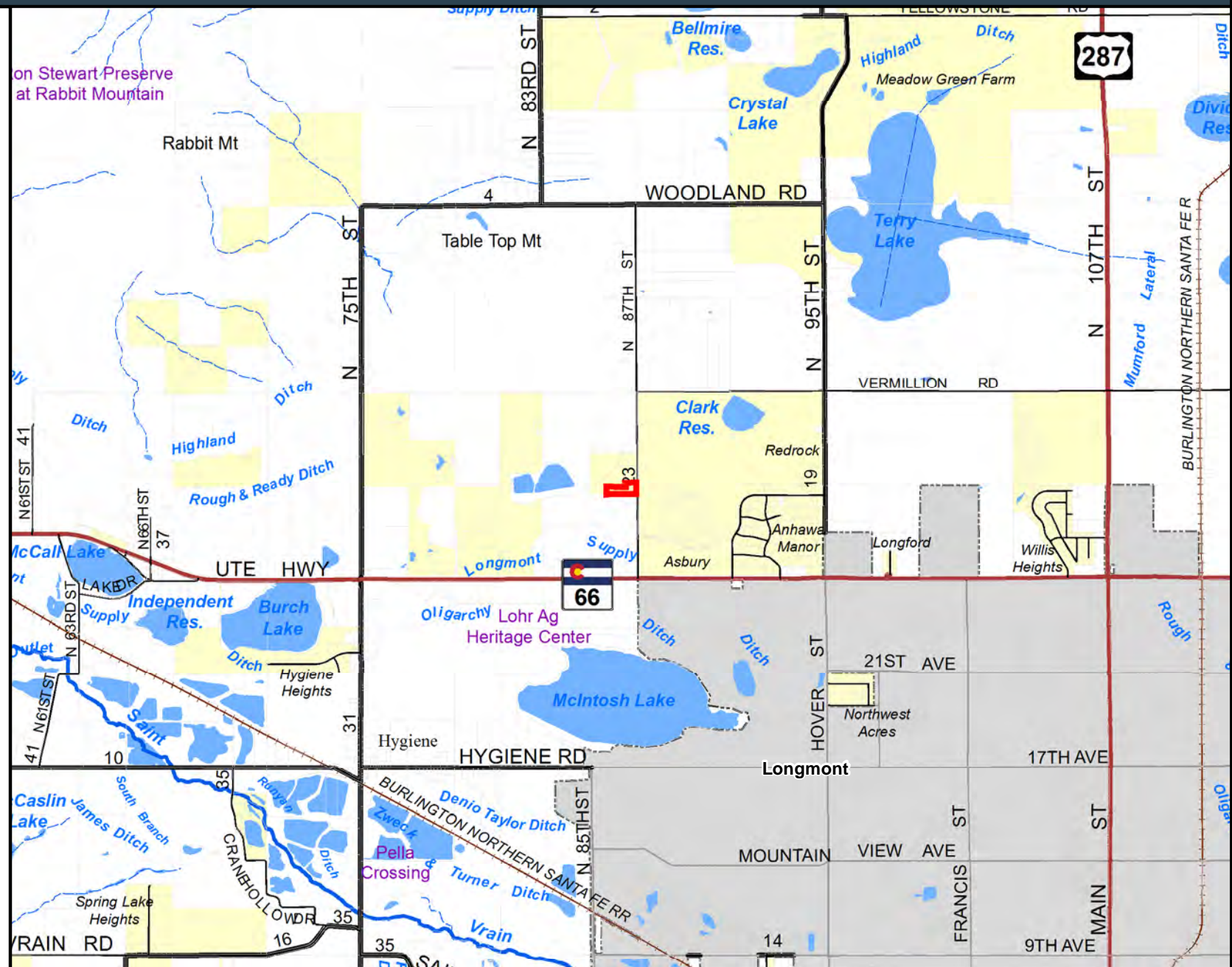


2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

12973 N 87TH ST



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Aerial

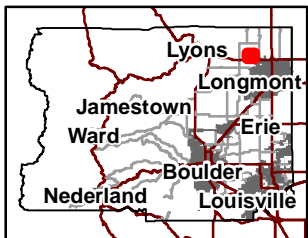
12973 N 87TH ST

 Subject Parcel

0 0.05 0.1
Miles



Area of Detail Date: 11/19/2021



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Aerial

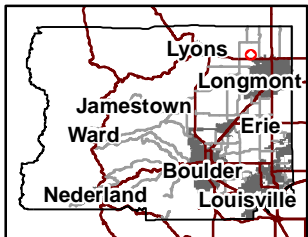
12973 N 87TH ST

 Subject Parcel

0 0.0085 0.017
Miles



Area of Detail Date: 11/19/2021



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North

Contributing
resources in yellow

Non-contributing
resources in red



2020 aerial

**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	Eisle Ranch
Other Names	Vorhill Farm, DeVore and Hill Residence
Historical Narrative	See attached continuation sheet

Location of Property

Address(s) 12973 N 87 th Street		
City Longmont	State CO	Zip Code 80503

Classification**Property Ownership:**

Public Private ☒ Other

Category of Property:

Structure Site ☒ District

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

9	Contributing Resources	3	Non-contributing Resources
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Narrative Describing Classification of Resources

Contributing: Original 4-square farm house; Barn; Granary, Silo, Stable, Chicken coop, Bunkhouse, West garage and unnamed bldg

Non-contributing: Gazebo, Newer garage and telecom shed

Function or Use

Historic Functions: Domestic; Agriculture/Subsistence
Current Functions: Domestic; Agriculture/Subsistence

Resource Description

Narrative Describing Resource
See attached continuation sheet

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
Period of Significance: 1890-1920
Significant Dates
Significant Persons: David Eisle

Bibliographical References

St. Vrain Historical Society. They Came to Stay. Longmont: Longmont Printing Company, 1971.
Boulder County Historic Sites Survey. Recorders: Ann Manzler and Carl McWilliams.. Affiliations: Cultural Resource Historians. 1607 Dogwood Court, Fort Collins, CO 80525. Tatanka Historical Associates Inc.; P.O. Box 1909; Fort Collins, CO 80522. . Date: June 1995
Personal communication with

Geographical Data

Legal Description of Property

Lot 1-A, MITCHELL NUPUD REPLACT "A", COUNTY OF BOULDER, STATE OF COLORADO.

Boundary Description.

The Boundary encompasses the site adjacent to the three contributing structures described here. This designated portion does not include the site adjacent to the non-contributing structures.

Boundary Justification;

Boundary includes the site adjacent to contributing structures.

Property Owner(s) Information

Names. Nancy DeVore and Richard Hill

City: Longmont

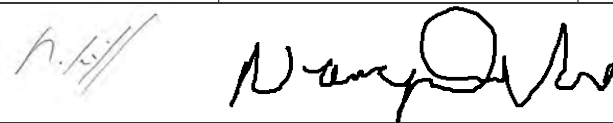
Email Addresses: rbhill@gmail.com;
ndevo11@gmail.com

State: Colorado

Zip Code: 80503

Phone Numbers: 703 967 1998; 303 898 6637

Signature



Preparer of Form Information

Name: Richard Hill

City: Longmont

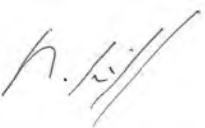
Email Address: rbhill@gmail.com

State: Colorado

Zip Code: 80503

Phone Number: 303 898 6637

Signature



Photos, Maps, and Site Plan

See continuation sheet

Geographical Data

For Office Use Only

Docket Number	Parcel Number
Assessor ID	Application Date

Continuation Sheet

Resource Description. Narrative describing resource.

Much of the following is taken from a historical study and report done for Boulder County by Ann Manzler and Carl McWilliams of Cultural Resource Historians and Tatanka Historical Associates (Tatanka Study) in Fort Collins, CO. In some places their conclusions and narrative has been corrected as more information on the history of the site was obtained by the applicants from people who lived in the house previous to the current owners.

Historic Narrative: The 3 acres of land on which this property is located was originally owned by the Union Pacific Railroad, included among lands deeded by the federal government to the railroads in order to encourage expansion of the rail lines in the western states. In the 1890s, David Eisele (Eisley) bought the property. Born in Stratten, Germany, Eisele came to the United States in 1882 and worked on various ranches in Boulder County. He married Marie Beck, his sweetheart from Germany, in 1887, and together they worked to establish one of the foremost horse breeding ranches in Boulder County, specializing in Morgan, Pecheron, and Hambletonian horses. There were eight children in the family, including some still residing in the Longmont area at the time of the Tatanka Historical Associates historical evaluation in 1995. The brother of David Eisle settled nearby to the west. David Eisle's great great nephews – David and John Eisle - still farm the site settle by his brother as well as other properties in the area. According to Boulder County Assessor's records, the Eisele family still owned the property in 1951.

As stated in the Tatanka Study, "The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(I) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes."

Narrative Describing Resource:

Residence: Architectural Details

"Complex/Structure/Building **Type:** building

Architectural Style: American Foursquare

Landscape/Setting: The terrain is generally flat. Open agricultural lands are located to the east and west. A planted grass lawn with mature landscaping surrounds the house.

Orientation: east

Dimensions: 32' by 24'

Boulder County Historic Landmark Nomination Form: 12973 N 87th Street – 3 Contributing Structures

- Stories: two
- Plan: rectangular
- Foundation: stone
- Walls: painted grey narrow horizontal wood siding on wood frame construction;
- Roof: low-pitched truncated hip, with wood shingles and boxed eaves
- Chimneys: one tall red brick chimney located on the interior of the south elevation
- Windows: windows are entirely asymmetrically arranged double-hung sash with painted white wood surrounds and simple cornices
- Doors: two wood-paneled entry doors, with simple corniced windows and metal screen doors, located on the east and south elevations; one wood-paneled entry door, with a screen in the upper portion, on the enclosed porch on the west elevation
- Porches: Hip roofed front porch with painted white turned columns, scrolled knee braces and a decorative spindle frieze, located on the east elevation."



Barn: Architectural Details:

Plan: rectangular

Dimensions: 60' x 50

Stories: 2

Foundation: Stone

Walls: painted red board and batten on main center portion; painted red weatherboard on shed roof extensions; wood frame construction

Roof: metal "propanel" type. steeply-pitched gable roof with shed roof extensions to the north and south; gable roofed cupola; gable end hay hood, located on the east elevation

Chimneys: metal triple wall wood stove chimney on south wing roof

Windows: four 4-light fixed-pane or hopper windows, and one 4/4 double-hung sash, all with, painted white wood surrounds; four large louvered ventilators located on the south elevation



Doors: paired side-hinged wood doors with X-bracing located on the west elevation; painted red horizontal sliding doors, located on the west elevation; paired wood panel entry doors, with three horizontal lights in the upper portion, located on

the south elevation; two side-hinged painted red board and batten doors, located on the west elevation

Porches: none - concrete slab located at the entry on the west elevation

Granary: Architectural details

Orientation: south

Dimensions: 32' x 13'

Stories: 2

Plan: rectangular

Foundation: stone

Walls: unpainted 2" by 8" horizontal wood planks nailed to unpainted

out) 2" by 8" wood studs; overlapping corners exposed studs

Roof: metal propanel. moderately-pitched gable with wood shingles and exposed rafter ends

Chimneys: none

Windows: none

Doors: small wood plank doors, accessed by wood ladders, located on the east and west elevations; side-hinged wood plank entry door, located on the south elevation



Additional Social History:

From the current owners, Nancy DeVore and Richard Hill:

On Memorial day 2020, a guy drove up in our driveway in a BMW, got out and announced that his dad used to own this and he lived here for awhile.

We sat down with him, talked to him, and pumped him for info. He is Marvin Hall of Denver. His dad was Raymond Forest Hall, who died in 1977. He bought the place in the early 1960s. Marvin's mother/Raymond's wife died in 1997. Raymond was a professional engineer/public official in Denver, and had a farm in Bear Valley west of Denver then. He sold that and bought this place, which was much larger then - seemed like he had 200-300 acres. Apparently Raymond moved here as he was involved in the development of the longmont water treatment and water pipeline system. Of note, Marvin told us that Raymond moved two of the current outbuildings from his farm in Bear Valley. In the historical report one is called the bunk house, and the other is not named, but is noted on the map with no designation. It is a wood frame agricultural shed building east of the granary and northeast of the bunkhouse. Marvin also told us that his dad worked this as a dairy farm to begin with, but then stopped a few years after he bought it.

BOULDER COUNTY HISTORIC SITES SURVEY

OAHP Use Only

- ☐ Determined Eligible
- ☐ Determined Not Eligible
- ☐ Nominated
- ☐ Listed
- ☐ Need Data
- ☐ Contributing to NR District
- ☐ Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: 5BL1825

Temporary Site Number: 0081067

IDENTIFICATION

Resource Name: Eisele Ranch

Address: 12973 North 87th Street

Location/Access: This property is located on the west side of North 87th Street, $\frac{1}{2}$ mile north of Highway 66 (Ute Road)

Project Name: Boulder County Historic Sites Survey

Government Involvement: Local (Boulder County Parks and Open Space Department)

Site Categories: buildings

Located in an Existing National Register District? No

District Name: N/A

Owner(s) Address: Lees Sipes Partnership
716 Bowen Street
Longmont, CO 80501

Boundary Description and Justification:

This farm complex is comprised of a house, barn with an adjacent silo, two garages, a granary, a bunkhouse, a chicken coop, and an outbuilding currently used as a stable.

Acreage: buildings are associated with an 82.4 acre parcel

ATTACHMENTS

HABS/HAER Form: No

Building/Structure Form(s): Yes

Sketch Map: Yes

USGS Map Photocopy: Yes

Photographs: Yes

LOCATION

County: Boulder

USGS Quad: Hygiene, Colorado 1968, photorevised 1979, 7.5 Minute

Other Maps: N/A

Legal Location: SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 3 North, Range 69 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 487250 Northing 4450920

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

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

Level of National Register Significance: Local

Condition: good

Additional Comments:

N/A

Eligibility Recommendation: eligible

STATEMENT OF SIGNIFICANCE

The quarter section of land on which this property is located was originally owned by the Union Pacific Railroad, included among lands deeded by the federal government to the railroads in order to encourage expansion of the rail lines in the western states. In the 1890s, David Eisele (Eisley) bought the property. Born in Stratten, Germany, Eisele came to the United States in 1882 and worked on various ranches in Boulder County. He married Marie Beck, his sweetheart from Germany, in 1887, and together they worked to establish one of the foremost horse breeding ranches in Boulder County, specializing in Morgan, Pecheron, and Hambletonian horses. There were eight children in the family, including some still residing in the Longmont area. According to Boulder County Assessor's records, the Eisele family still owned the property in 1951. The property is now owned by Lees Sipes PArtnership of Longmont.

Evaluation

The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(1) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Is there National Register District Potential? no

Discuss: The property is located in a relatively, rural, isolated location. There are no other nearby related historic buildings.

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: encroaching development; insensitive alterations; neglect; owner's lack of knowledge regarding preservation incentives and opportunities.

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Archived Assessor's Records, Carnegie Library, Boulder.

Boulder County Treasurer Record 39, Carnegie Library, Boulder.

St. Vrain Historical Society. *They Came to Stay*. Longmont: Longmont Printing Company, 1971.

Photographs: Roll(s): A-4 Frames: 4-20

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

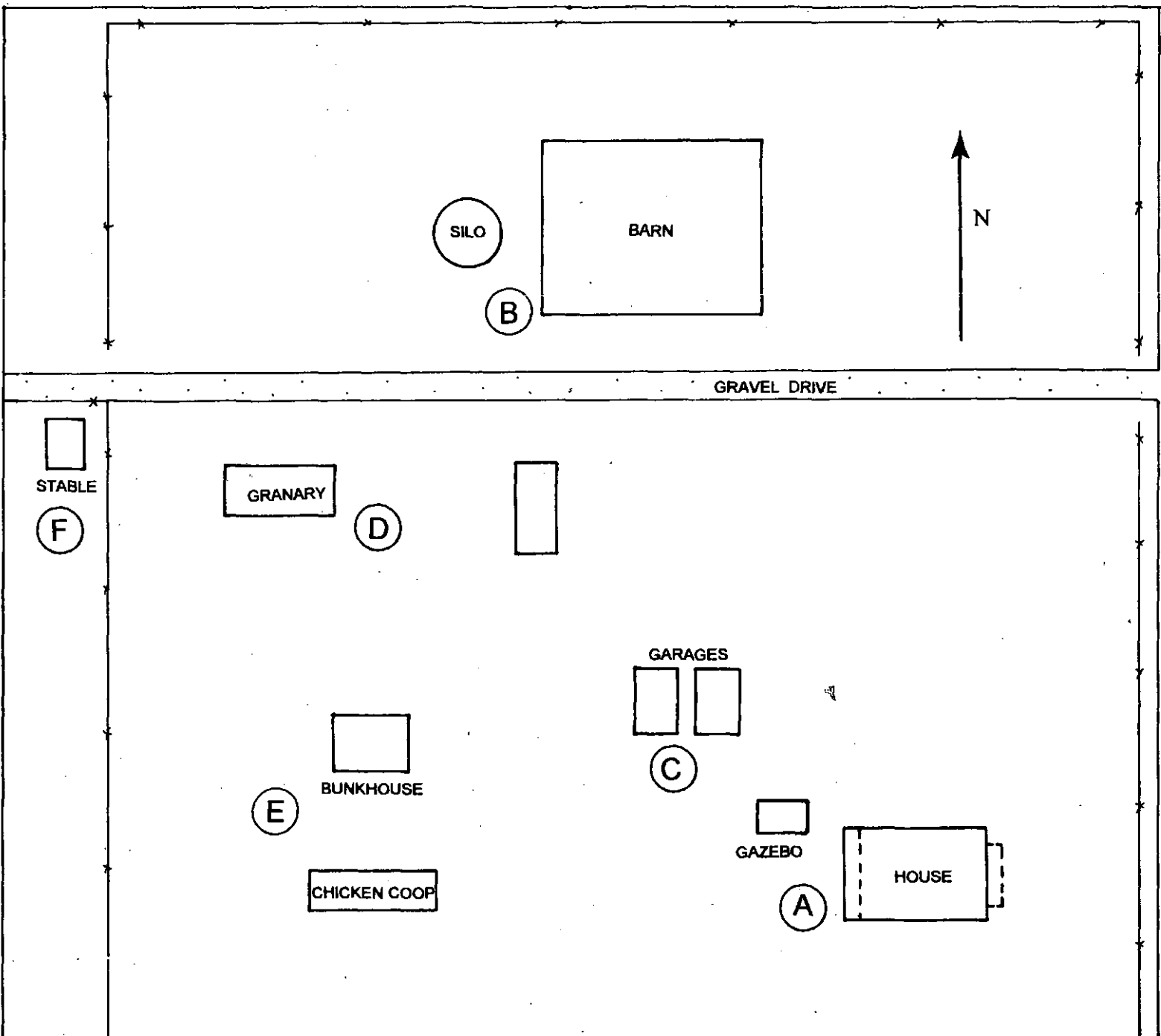
Recorder(s): Ann Manzler and Carl McWilliams

Date: June 1995

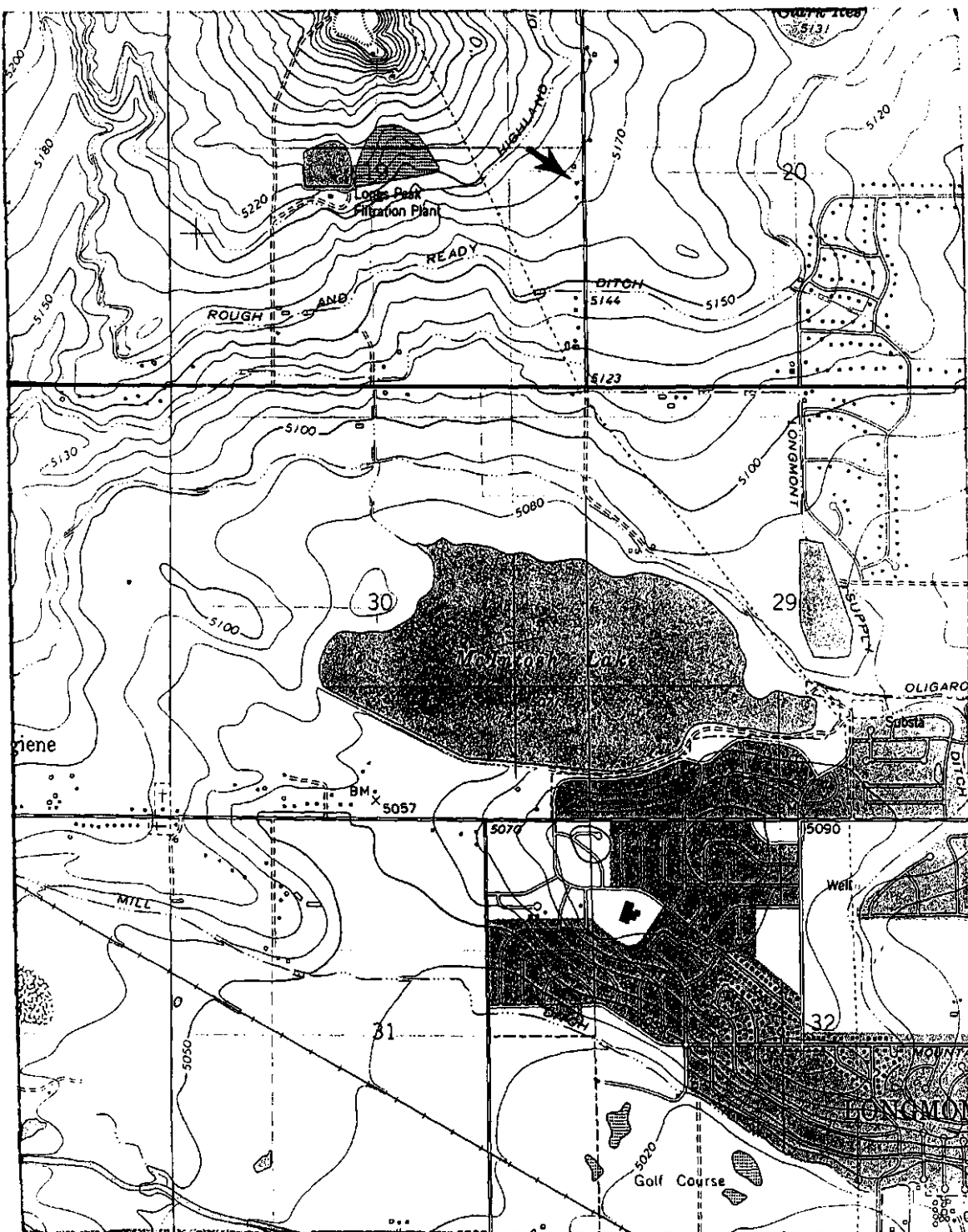
Affiliation: Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
(970) 493-5270

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

N. 87TH



SITE PLAN NOT TO SCALE



LOCATION MAP (Copied from Hygiene, Colorado USGS Quadrangle Map)

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1825

Temporary Site Number: 0081067

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: Eisele House

Complex/Site Name: Eisele Ranch

Roll: A-4 Frames: 4-7 Photographer: Ann Manzler

FUNCTION

Current Use: residence

Original Use: residence

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: David Eisele [probably]

Date of Construction: c1904

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder.

Boulder County Treasurer Record 39, Carnegie Library, Boulder.

St. Vrain Historical Society. *They Came to Stay*. Longmont: Longmont Printing Company, 1971.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: American Foursquare

Landscape/Setting: This property is located on the west side of North 87th Street, $\frac{1}{2}$ mile north of Highway 66 (Ute Road). It is comprised of a house, barn with an adjacent silo, two garages, a granary, a bunkhouse, a chicken coop, and an outbuilding currently used as a stable. The terrain is generally flat. Open agricultural lands are located to the east and west. A planted grass lawn with mature landscaping surrounds the house.

Orientation: east

Dimensions: ~ 34' by ~ 25'

Stories: two

Plan: rectangular

Foundation: stone

Walls: painted grey narrow horizontal wood siding on wood frame construction; painted white 1" by 4" corner posts, capped by decorative cornices

Roof: low-pitched truncated hip, with wood shingles and boxed eaves

Chimneys: one tall red brick chimney located on the interior of the south elevation

Windows: windows are entirely asymmetrically arranged 1/1 double-hung sash with painted white wood surrounds and simple cornices

Doors: two wood-paneled entry doors, with simple corniced windows and metal screen doors, located on the east and south elevations; one wood-paneled entry door, with a screen in the upper portion, on the enclosed porch on the west elevation

Porches: hip roofed porch with painted white turned columns, scrolled knee braces and a decorative spindle frieze, located on the east elevation; enclosed low-pitched hip roof porch located on the west elevation

Interior: not surveyed

Additions: hip-roofed rear porch, located on the west elevation, may not be original, however, it may well be more than fifty years old and it is architecturally compatible with the house's architectural character.

Associated Buildings, Features or Objects:

barn, silo, two garages, granary, bunkhouse, chicken coop, stable

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible ☒ Not Eligible ☐ Need Data ☐
Potential District? no ☐ Contributing N/A ☐ Non-Contributing N/A ☐

Local Landmark Eligibility

Eligible ☒ Not Eligible ☐ Need Data ☐

Statement of Significance / NRHP Justification

The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(1) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing ☐ N/A ☐ Non-Contributing ☐ N/A ☐

Archeological Potential: Yes ☐ No ☐ Not Evaluated ☒

Recorder(s): Ann Manzler and Carl McWilliams

Date: 30 June 1994

Affiliation: Cultural Resource Historians
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BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1825

Temporary Site Number: 0081067

IDENTIFICATION

Map ID Number/Feature Number of Code: B

Building/Structure Name: Eisele Barn

Complex/Site Name: Eisele Ranch

Roll: A-4 Frames: 8-10 Photographer: Ann Manzler

FUNCTION

Current Use: barn

Original Use: barn

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: David Eisele [probably]

Date of Construction: c1904

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder.

Boulder County Treasurer Record 39, Carnegie Library, Boulder.

St. Vrain Historical Society. *They Came to Stay*. Longmont: Longmont Printing Company, 1971.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: double-wing

Landscape/Setting: This property is located on the west side of North 87th Street, $\frac{1}{2}$ mile north of Highway 66 (Ute Road). It is comprised of a house, barn with an adjacent silo, two garages, a granary, a bunkhouse, a chicken coop, and an outbuilding currently used as a stable. The terrain is generally flat. Open agricultural lands are located to the east and west. A planted grass lawn with mature landscaping surrounds the house.

Orientation:

Dimensions: 60' by 50'

Stories: two

Plan: rectangular

Foundation: stone

Walls: painted red board and batten on main center portion; painted red weatherboard on shed roof extensions; wood frame construction

Roof: steeply-pitched gable roof with shed roof extensions to the north and south; gable roofed cupola; gable end hay hood, located on the east elevation

Chimneys: none

Windows: four 4-light fixed-pane or hopper windows, and one 4/4 double-hung sash, all with painted white wood surrounds; four large louvered ventilators located on the south elevation

Doors: paired side-hinged wood doors with X-bracing located on the west elevation; painted red horizontal sliding doors, located on the west elevation; paired wood panel entry doors, with three horizontal lights in the upper portion, located on the south elevation; two side-hinged painted red board and batten doors, located on the west elevation

Porches: concrete slab located at the entry on the west elevation

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, silo, two garages, granary, bunkhouse, chicken coop, stable

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(1) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Ann Manzler and Carl McWilliams

Date: 30 June 1994

Affiliation: Cultural Resource Historians
1607 Dogwood Court
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BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1825

Temporary Site Number: 0081067

IDENTIFICATION

Map ID Number/Feature Number of Code: C

Building/Structure Name: Eisele Garages

Complex/Site Name: Eisele Ranch

Roll: A-4 Frames: 19-20 Photographer: Ann Manzler

FUNCTION

Current Use: garages

Original Use: garages

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: unknown

Date of Construction: c1940 / c1960

Based On: Boulder County Assessor's records; physical inspection

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder.

Boulder County Treasurer Record 39, Carnegie Library, Boulder.

St. Vrain Historical Society. *They Came to Stay*. Longmont: Longmont Printing Company, 1971.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the west side of North 87th Street, $\frac{1}{2}$ mile north of Highway 66 (Ute Road). It is comprised of a house, barn with an adjacent silo, two garages, a granary, a bunkhouse, a chicken coop, and an outbuilding currently used as a stable. The terrain is generally flat. Open agricultural lands are located to the east and west. A planted grass lawn with mature landscaping surrounds the house.

Orientation: north

Dimensions: each 18' by 12'

Stories: one

Plan: rectangular

Foundation: poured concrete

Walls: painted grey narrow horizontal wood siding on the west garage; painted grey horizontal weatherboard siding on the east garage; both over wood frame construction

Roof: moderately-pitched gables with wood shingles and exposed rafter ends

Chimneys: none

Windows: one 6-light hopper window with painted white wood surrounds, located on the south elevation of the west garage; single 4-light hoppers located on the east and west elevations of each building

Doors: open bays on the north elevation of each building

Porches: single-entry wood doors located on the east and west elevation of each building

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, barn, silo, granary, bunkhouse, chicken coop, stable

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(1) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Ann Manzler and Carl McWilliams

Date: 30 June 1994

Affiliation: Cultural Resource Historians
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BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1825

Temporary Site Number: 0081067

IDENTIFICATION

Map ID Number/Feature Number of Code: D

Building/Structure Name: Eisele Granary

Complex/Site Name: Eisele Ranch

Roll: A-4 Frames: 13-14 Photographer: Ann Manzler

FUNCTION

Current Use: Vacant / Not in Use

Original Use: Granary

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: David Eisele [probably]

Date of Construction: c1904

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder.

Boulder County Treasurer Record 39, Carnegie Library, Boulder.

St. Vrain Historical Society. *They Came to Stay*. Longmont: Longmont Printing Company, 1971.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the west side of North 87th Street, $\frac{1}{2}$ mile north of Highway 66 (Ute Road). It is comprised of a house, barn with an adjacent silo, two garages, a granary, a bunkhouse, a chicken coop, and an outbuilding currently used as a stable. The terrain is generally flat. Open agricultural lands are located to the east and west. A planted grass lawn with mature landscaping surrounds the house.

Orientation: south

Dimensions: 32' by 13'

Stories: one

Plan: rectangular

Foundation: stone

Walls: unpainted 2" by 8" horizontal wood planks nailed to unpainted exposed (studs-out) 2" by 8" wood studs; overlapping corners

Roof: moderately-pitched gable with wood shingles and exposed rafter ends

Chimneys: none

Windows: none

Doors: small wood plank doors, accessed by wood ladders, located on the east and west elevations; side-hinged wood plank entry door, located on the south elevation

Porches: none

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, barn, silo, two garages, bunkhouse, chicken coop, stable

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(1) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Ann Manzler and Carl McWilliams

Date: 30 June 1994

Affiliation: Cultural Resource Historians
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BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL1825

Temporary Site Number: 0081067

IDENTIFICATION

Map ID Number/Feature Number of Code: E

Building/Structure Name: Eisele Bunkhouse

Complex/Site Name: Eisele Ranch

Roll: A-4 Frames: 16-17 Photographer: Ann Manzler

FUNCTION

Current Use: Vacant / Not in Use

Original Use: Bunkhouse

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: David Eisele [probably]

Date of Construction: c1930

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: xx Moderate: Major:

Moved? possibly Date: unknown

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder.

Boulder County Treasurer Record 39, Carnegie Library, Boulder.

St. Vrain Historical Society. *They Came to Stay*. Longmont: Longmont Printing Company, 1971.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the west side of North 87th Street, $\frac{1}{2}$ mile north of Highway 66 (Ute Road). It is comprised of a house, barn with an adjacent silo, two garages, a granary, a bunkhouse, a chicken coop, and an outbuilding currently used as a stable. The terrain is generally flat. Open agricultural lands are located to the east and west. A planted grass lawn with mature landscaping surrounds the house.

Orientation: east

Dimensions: 22' by 16"

Stories: one

Plan: rectangular

Foundation: cinder block

Walls: painted grey square-butt wood shingle siding on wood frame construction; painted white 1" by 4" corner posts

Roof: moderately-pitched gable with wood shingles and exposed rafter ends

Chimneys: one crumbling red brick chimney, located on the ridge

Windows: primarily 1/1 double-hung sash with painted white wood frames, located on the west, south, and north elevations; one 4-light window in the upper gable end on the east elevation

Doors: single wood-paneled entry door, located on the east elevation; paired side-hinged wood doors, with cross bracing; located on the north elevation

Porches: none

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, barn, silo, two garages, granary, chicken coop, stable

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible ☒ Not Eligible ☐ Need Data ☐
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible ☒ Not Eligible ☐ Need Data ☐

Statement of Significance / NRHP Justification

The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(1) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes ☐ No ☐ Not Evaluated ☒

Recorder(s): Ann Manzler and Carl McWilliams

Date: 30 June 1994

Affiliation: Cultural Resource Historians
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(970) 493-5270

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BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: SBL1825

Temporary Site Number: 0081067

IDENTIFICATION

Map ID Number/Feature Number of Code: F

Building/Structure Name: Eisele Stable

Complex/Site Name: Eisele Ranch

Roll: A-4 Frames: 15 Photographer: Ann Manzler

FUNCTION

Current Use: stable / loafing shed

Original Use: stable

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: David Eisele [probably]

Date of Construction: c1930

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder.

Boulder County Treasurer Record 39, Carnegie Library, Boulder.

St. Vrain Historical Society. *They Came to Stay*. Longmont: Longmont Printing Company, 1971.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the west side of North 87th Street, $\frac{1}{2}$ mile north of Highway 66 (Ute Road). It is comprised of a house, barn with an adjacent silo, two garages, a granary, a bunkhouse, a chicken coop, and an outbuilding currently used as a stable. The terrain is generally flat. Open agricultural lands are located to the east and west. A planted grass lawn with mature landscaping surrounds the house.

Orientation: south

Dimensions: 12' by 10'

Stories: one

Plan: rectangular

Foundation: cinder blocks

Walls: painted grey horizontal weatherboard siding on wood frame construction

Roof: moderately-pitched gable with wood shingles and exposed rafter ends

Chimneys: none (low gable roofed ventilator on ridge)

Windows: one small 4-light hopper, with painted white wood frame, located on the east elevation

Doors: open bay extends the full length of the south elevation

Porches: none

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, barn, silo, two garages, granary, bunkhouse, chicken coop

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

The Eisele Ranch is significant relative to National Register of Historic Places Criterion A and Boulder County Criterion 1-501-A-(1) for its association with the development of ranching in northeastern Boulder County. The property is particularly notable for its successful use as a horse breeding facility, and for its long association with the Eisele family, from the 1890s to the 1950s. Relative to National Register Criterion C and Boulder County Criterion 1-501-A-(4), the house, barn, and granary are all architecturally significant. The house is a slightly modified example of the American Foursquare architectural style, the barn is among Boulder County's larger and best preserved double-wing style barns, and the granary is an excellent example of studs-out construction, which provided smooth interior walls that were ideal for storing grain. In terms of its integrity, the property ranks among Boulder County's most intact and better preserved agricultural-related complexes.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Ann Manzler and Carl McWilliams

Date: 30 June 1994

Affiliation: Cultural Resource Historians
1607 Dogwood Court
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(970) 493-5270

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

DATE:

ASSIGNMENT:

INSERT EMULSION SIDE DOWN

FILE NO.:

STYLE NO. 45-4B



DATE:

5BL1825
Eisley Ranch House
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE
Roll AM-4
Frame 4

ASSIGNMENT:

5BL1825
Eisley Ranch House
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.
View to East
Roll AM-4
Frame 5

FILE NO.:

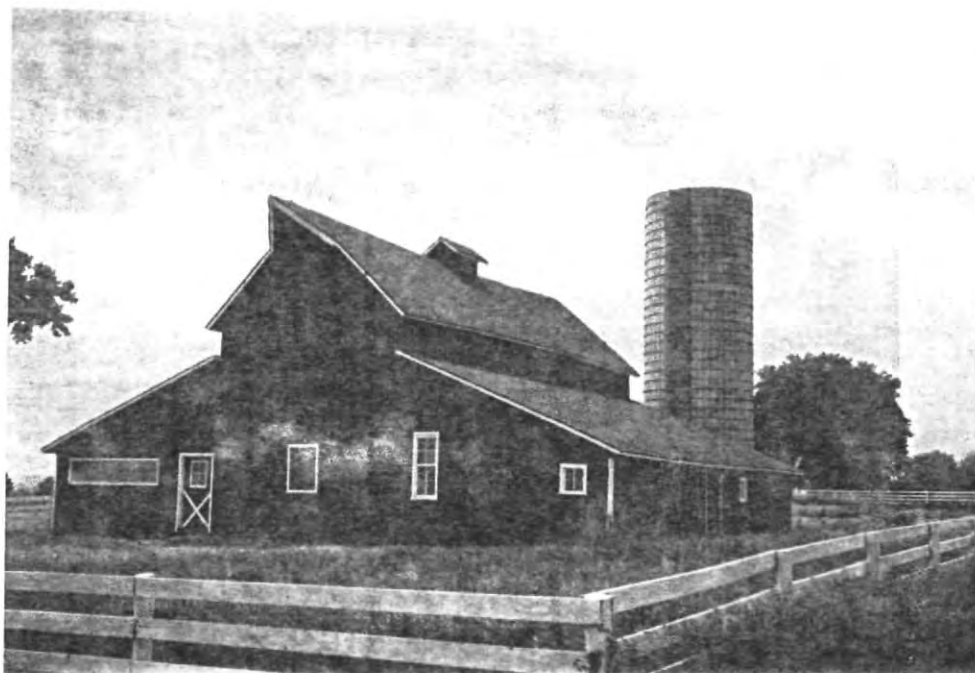
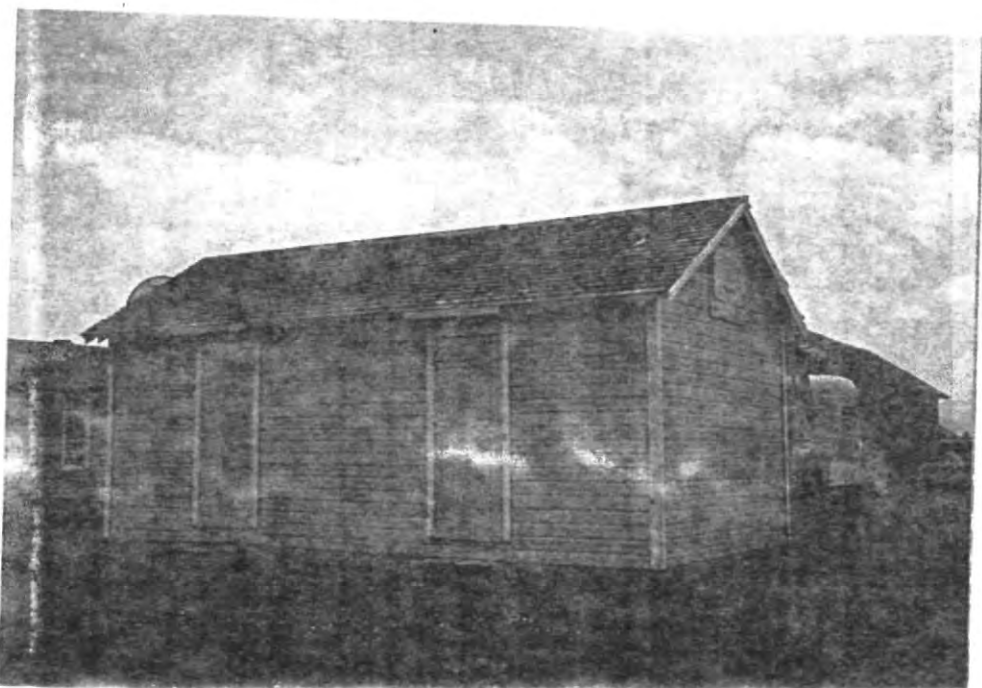
5BL1825
Eisley Ranch House
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NE
Roll AM-4
Frame 6

5BL1825
Eisley Ranch House
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.
View to NE
Roll AM-4
Frame 7

DATE:

ASSIGNMENT:



DATE:

ASSIGNMENT:

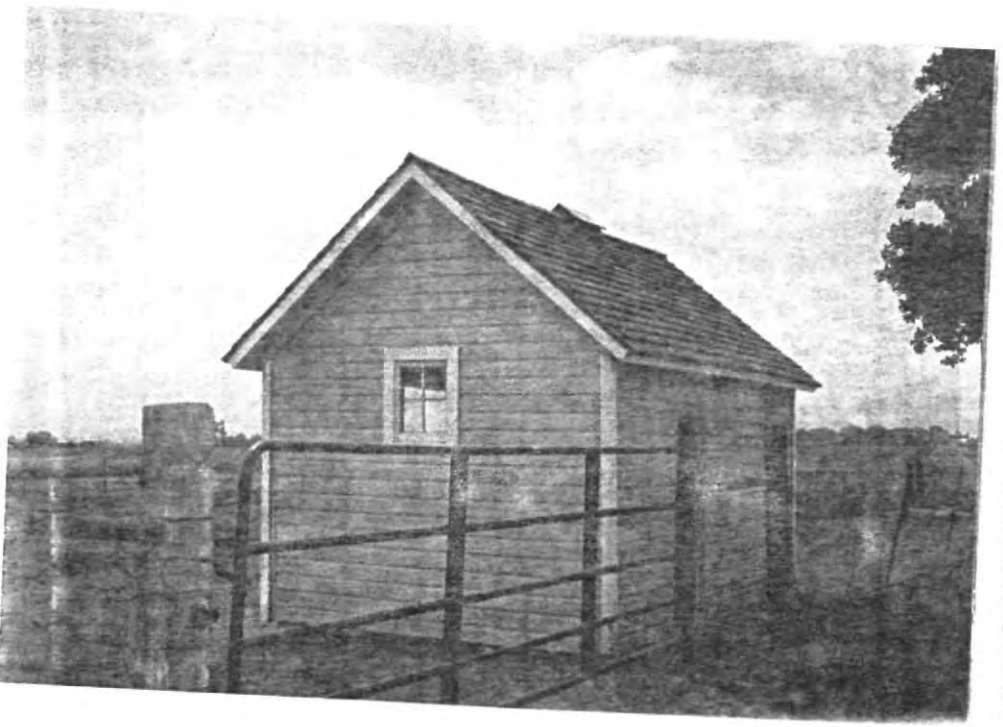
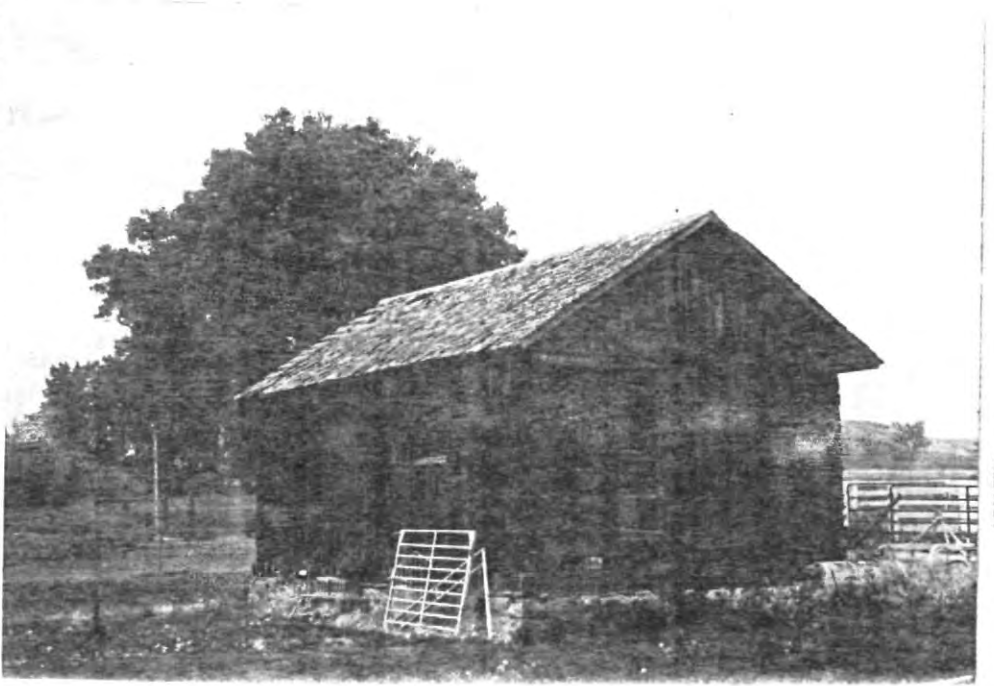
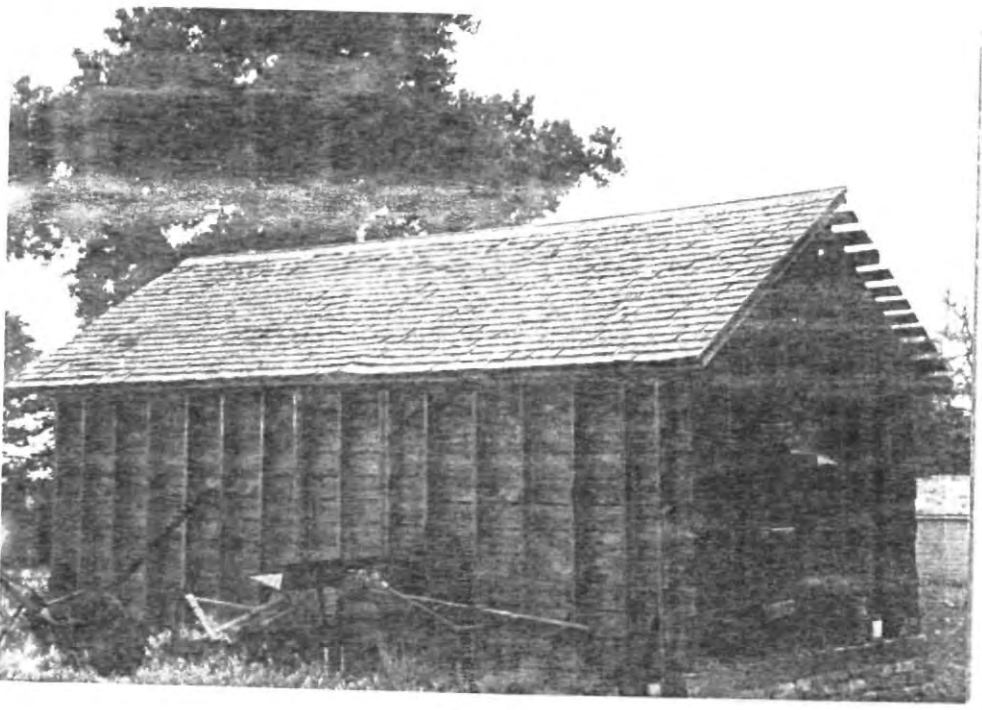
FILE NO:

5BL1825
Eisley Ranch Barn
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.
View to NW
Roll AM-4
Frame 8

5BL1825
Eisley Ranch Barn
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.
View to NE
Roll AM-4
Frame 10

5BL1825
Eisley Ranch Barn
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.
View to SW
Roll AM-4
Frame 9

5BL1825 *cut building*
Eisley Ranch
12973 N. 87th Street
June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.
View to SW
Roll AM-4
Frame 11



DATE:

5BL1825 *Outbuilding*

Eisley Ranch [REDACTED]
12973 N. 87th Street

June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NE
Roll AM-4
Frame 12

ASSIGNMENT:

B.O. BOX 60195E - DENVER, CO 80260 - (402) 896-7100

INTERNAL EMULSION SIDE DOWN

5BL1825 *Granary*

Eisley Ranch [REDACTED]
12973 N. 87th Street

June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NW
Roll AM-4
Frame 13

FILE NO:

STATE NO. 42-48

5BL1825 *Granary*

Eisley Ranch [REDACTED]
12973 N. 87th Street

June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE
Roll AM-4
Frame 14

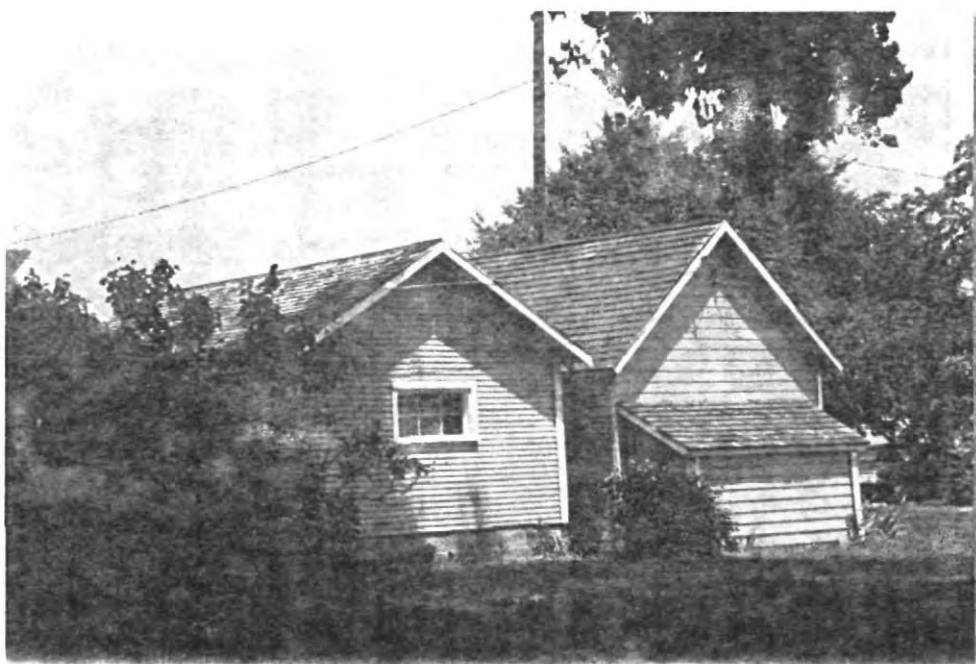
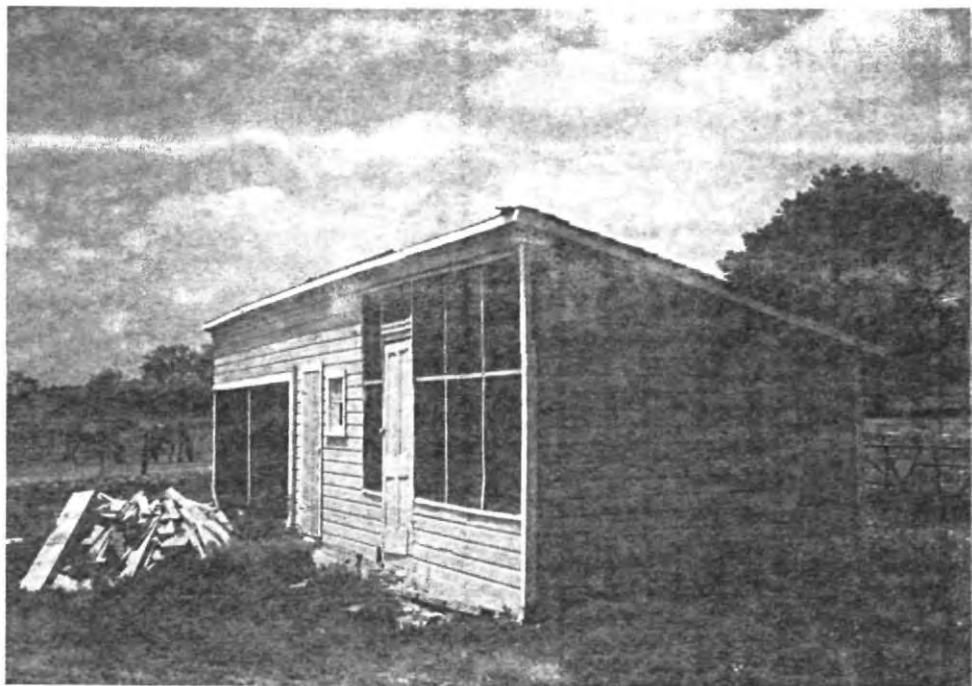
5BL1825

Eisley Ranch Stable
12973 N. 87th Street

June 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SW
Roll AM-4
Frame 15



DATE:

5BL1825

Eisley Ranch Bunkhouse
12973 N. 87th Street

June 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE

Roll AM-4

Frame 16

ASSIGNMENT:

P.O. BOX 903978 • ORTAVADO, FL 32890 • (407) 886-3100

5BL1825

Eisley Ranch Chicken Coop
12973 N. 87th Street

June 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NW

Roll AM-4

Frame 18

5BL1825

Eisley Ranch Bunkhouse
12973 N. 87th Street

June 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NW

Roll AM-4

Frame 17

FILE NO:

INTERL EMISSION SIDE ROOM

SLATE NO: 42-48

5BL1825

Eisley Ranch Garages
12973 N. 87th Street

June 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NE

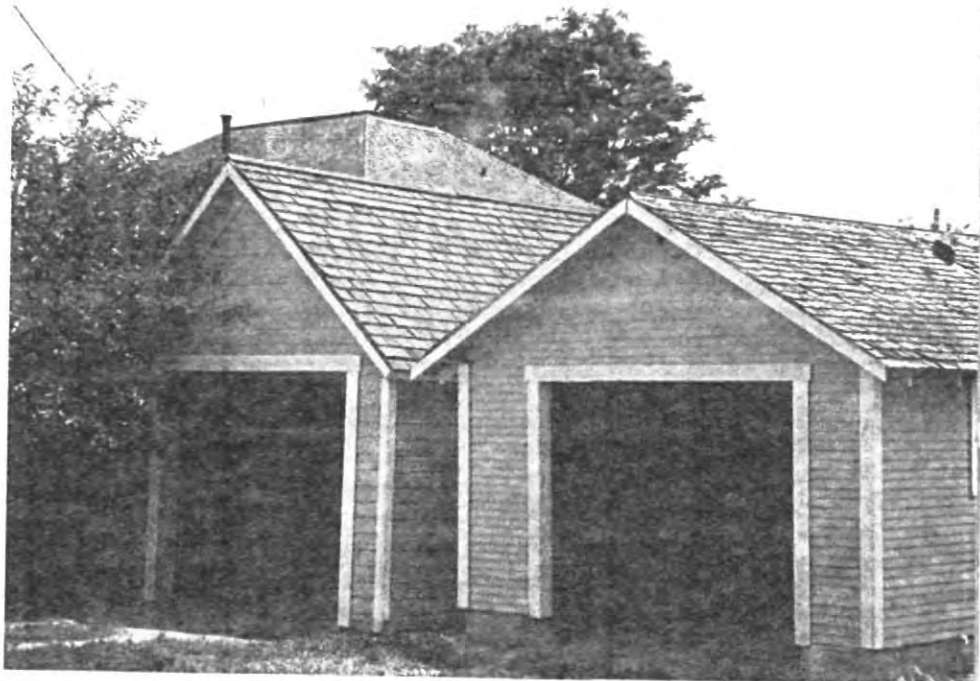
Roll AM-4

Frame 19

DATE:

ASSIGNMENT:

FILE NO:



VRCHAMT MEEKER
Boulder

P.O. BOX 601438 • ORLANDO, FL 32860 • (407) 866-2100

INSERT EMULSION SIDE DOWN

SLATE NO. 42-45

DATE:

ASSIGNMENT:

FILE NO.:

5BL1825

Eisley Ranch Garages

12973 N. 87th Street

June 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE

Roll AM-4

Frame 20

North



2020 aerial



1977 aerial



HP-22-0005: Eisele Ranch



HP-22-0005: Eisele Ranch



HP-22-0005: Eisele Ranch

c.1949



c. 1980





HP-22-0005: Eisele Ranch

Barn



HP-22-0005: Eisele Ranch





HP-22-0005: Eisele Ranch

c. 1949



Two garages;
one furthest
right has been
approved for
removal



Granary



Bunkhouse on left; unnamed building on right; both moved to farm in 1960



Chicken coop on
left; Bunkhouse on
right





HP-22-0005: Eisele Ranch



Loafing shed west of granary



Left of the silo is a cell company's obsolete equipment container for repeaters that are no longer on the silo



One of the first trotting horses raced at Roosevelt Park, "Amos", owned and trained by driver, David Eisele. —Courtesy Rose Eisele.



"Dave Eisele was known to raise fine horses. He was very instrumental in the trotting club in Longmont and also was part of the Roosevelt Park which became the location of the fairgrounds." – ancestry.com entry by echoemb1; photos from ancestry.com and used with verbal permission from John Eisele, great grandson of David



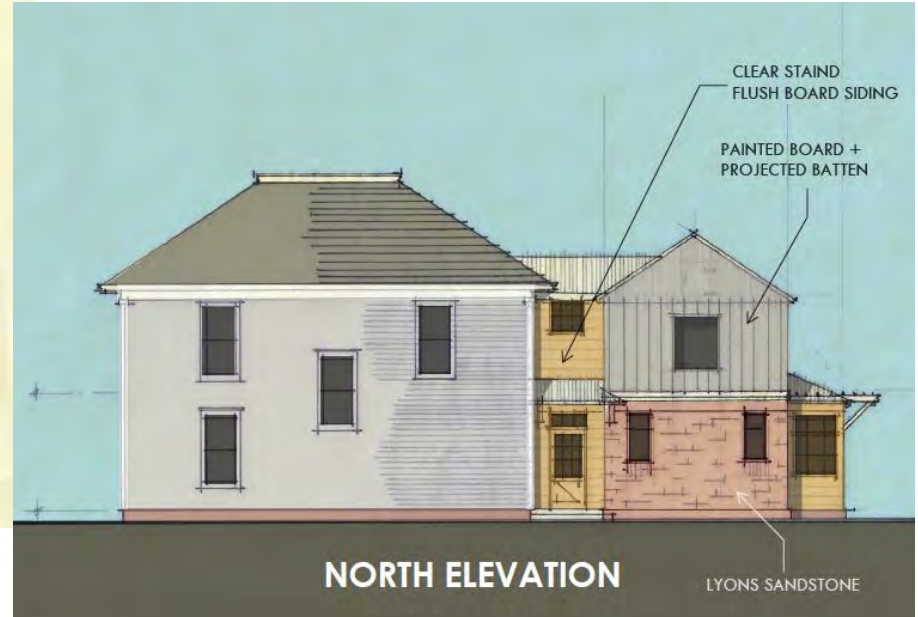
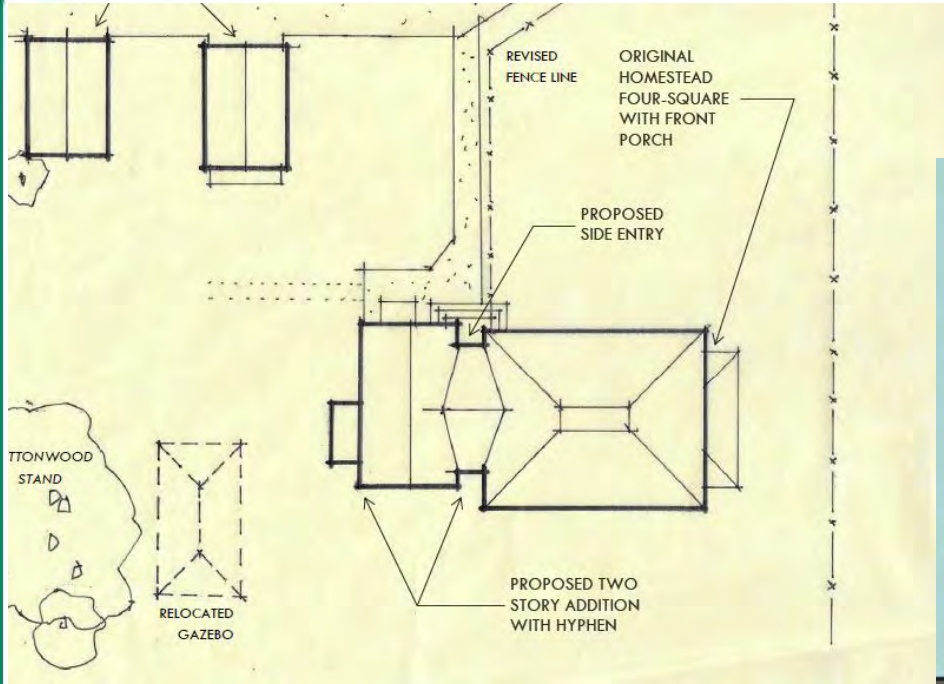
Deaths and Funerals

Berthoud Farm Pioneer, David Eisele, is Dead

Funeral services for David Eisele, 75, who died Saturday, were to be held this afternoon in Longmont. Mr. Eisele, pioneer farmer and stockman who resided seven miles south of Berthoud, had been a resident of this section for 56 years. He was a leader in the formation of the old Longmont Driving association, Pumpkin Pie day, and the Boulder county fair.

He was born at Stetten, Germany in 1862. Surviving him are his wife, three sons, Fred, Will, and Roy all of Longmont, and four daughters, Mrs. T. R. Williams, Oakland, Calif., Mrs. Harold Engert, Bowling Green, Ky., Mrs. Lou Webber and Miss Rose Eisele of Longmont.

Photos from ancestry.com and used with verbal permission from John Eisele, great grandson of David



Two-story addition w/ a hyphen to the rear of the house was approved by HPAB subcommittee 2/28/22



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 1, 2022 – 6:00 p.m.

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

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Proposal for the Affolter House

Request: Preliminary review of a proposal for the landmarked Affolter House at the Boulder County Fairgrounds

Location: 9595 Nelson Road, in Section 9, T2N, R69W of the 6th Principal Meridian

Zoning: Agricultural (A) Zoning District

Owners/

Applicants: Boulder County

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to give feedback on the proposal.

BACKGROUND

The Affolter House is located on the Boulder County Fairgrounds property. The county is updating the Master Plan for the Fairgrounds and planning major renovations. The team working on the project is soliciting input from HPAB on the proposal which is still being designed and revised based on input from various groups and the public. Because the Affolter House is a county designated landmark, any alterations will eventually need a CA and HPAB will be a referral agency on any Land Use process. The Fairgrounds site was acquired by the county in 1976 and was developed in 1978-1980.

Information on the larger Master Plan effort can be found here:

<https://bouldercounty.gov/open-space/fairgrounds/fairgrounds-master-plan/>

The 1907 Affolter House was landmarked by Boulder County in 1997 under Criteria 1, 3 and 4 with the following conditions:

1. The building will be restricted to the original house size, as it currently exists, with no future additions allowed.
2. Prior to undertaking any construction, alteration, or demolition of any exterior feature

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

of the House, a Certificate of Appropriateness under the County's Historic Preservation Regulations, subject to review and approval by HPAB, shall be required.

3. A Certificate of Appropriateness will not be required for routine maintenance or minor repairs which prolong the life of the structure and use materials which replicate the original materials, provided that the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features.
4. HPAB shall base the denial, approval, or conditional approval of a Certificate of Appropriateness on the conformance of the proposed alteration with the "Secretary of the Interior's Standards for Historic Preservation Projects" listed in the Federal Register, Vol. 48, No. 190, dated September 29, 1983.

Criteria for Approval of Alterations Requested Under a CA

1. In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.
 - a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
 - b. Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.
 - c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

PROPOSAL

The Boulder County Building Services Division will present their proposal at the meeting.



Approx. 1 inch = 1500 feet



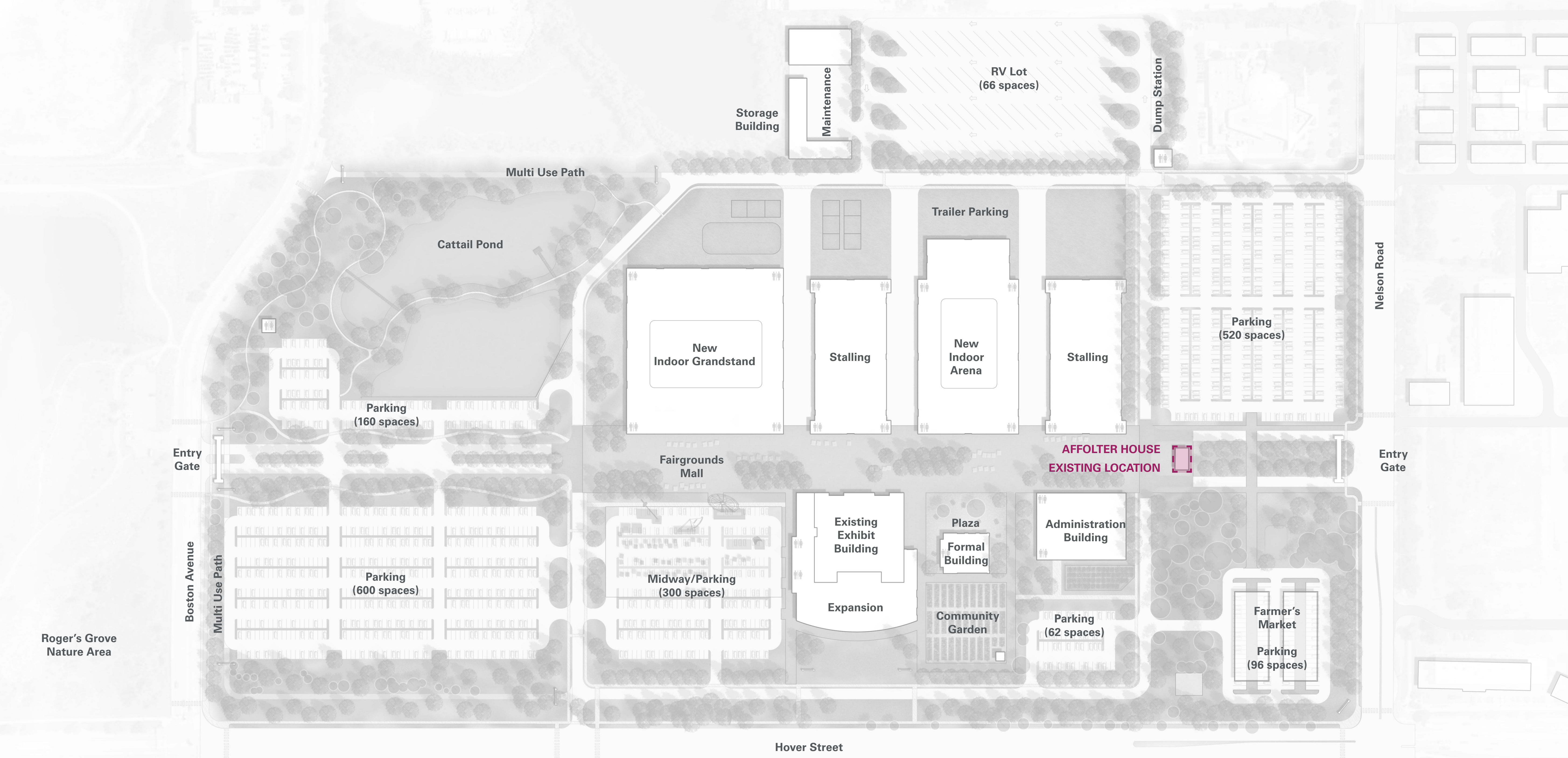
Affolter House
in red circle



Approx. 1 inch = 400 feet

BOULDER COUNTY FAIRGROUNDS

MASTER PLAN



Roger's Grove
Nature Area



BOULDER COUNTY FAIRGROUNDS

MASTER PLAN





South
elevation



East
elevation



North
elevation



West
Elevation,
front of
The house











Affolter House

Location: 9595 Nelson Rd, Longmont

Docket Number: HP-97-04

County Resolution: 97-151



RESOLUTION 97-151

A RESOLUTION CONDITIONALLY APPROVING DOCKET #HP-97-04: DESIGNATION OF THE "AFFOLTER HOUSE" AT 9595 NELSON ROAD, UNINCORPORATED BOULDER COUNTY, AS A HISTORIC LANDMARK UNDER THE BOULDER COUNTY HISTORIC PRESERVATION REGULATIONS.

WHEREAS, § 30-11-107(1)(bb) of the Colorado Revised Statutes gives boards of county commissioners the authority to provide for the preservation of the cultural, historic, and architectural history within their respective counties by ordinance or resolution, and to delegate the power to designate historic landmarks and historic districts to an historic preservation advisory board, among the other powers related to historic preservation which that statute grants; and

WHEREAS, pursuant to this authority, the Board of County Commissioners of Boulder County ("the Board") has adopted regulations governing the preservation of historic structures, sites, and districts within unincorporated Boulder County, as codified in Article 15 of the Boulder County Land Use Code ("the County's Historic Preservation Regulations"); and

WHEREAS, pursuant to the County's Historic Preservation Regulations, Historic Boulder, Inc., acting as Applicant, has applied to the County for designation of the building known as the Affolter House, which is located as stated in the caption to this Resolution, above, and owned by Boulder County, as a historic landmark ("the Proposed Designation"), all as further described in the memorandum and written recommendation of the County Parks Department staff dated August 28, 1997, with its attachments, including the "Boulder County Historic Landmark Nomination Form" for the Affolter House which is attached to and incorporated into this Resolution as Exhibit A; and

WHEREAS, at a duly noticed public hearing held on July 10, 1997, the Boulder County Historic Preservation Advisory Board ("HPAB") reviewed the Proposed Designation, as required by the County's Historic Preservation Regulations, and found that the Proposed Designation met the criteria for landmark designation under the County's Historic Preservation Regulations, and recommended to the Board that the Affolter House be designated as a historic landmark; and

WHEREAS, on September 11, 1997, the Board held a duly-noticed public hearing on the Proposed Designation (Docket #HP-97-04) ("the Public Hearing"), at which time the Board considered the recommendation of HPAB, and also considered the documents and testimony presented by the County Parks Department staff, as well as by a representative of Historic Boulder, Inc.; and

15/24



WHEREAS, the requirement that 67% of the owners of the property included in the Proposed Designation consent to the Proposed Designation has been met; and

WHEREAS, based on the Public Hearing, the Board finds that the Proposed Designation meets the criteria for landmark designation set forth in the County's Historic Preservation Regulations, specifically on the basis recommended by HPAB and the County Parks Department staff, and as set forth in Exhibit A hereto, and, therefore, finds that the Affolter House should be designated as a Boulder County Historic Landmark in accordance with Exhibit A, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the Proposed Designation (Docket #HP-97-04) is hereby approved, and the building known as the Affolter House is hereby designated as a Boulder County Historic Landmark pursuant to the County's Historic Preservation Regulations, as set forth in the findings of this Resolution, above and in Exhibit A attached hereto, and specifically subject to the following conditions:

1. The building will be restricted to the original house size, as it currently exists, with no future additions allowed.
2. Prior to undertaking any construction, alteration, or demolition of any exterior feature of the House, a Certificate of Appropriateness under the County's Historic Preservation Regulations, subject to review and approval by HPAB, shall be required.
3. A Certificate of Appropriateness will not be required for routine maintenance or minor repairs which prolong the life of the structure and use materials which replicate the original materials, provided that the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features.
4. HPAB shall base the denial, approval, or conditional approval of a Certificate of Appropriateness on the conformance of the proposed alteration with the "Secretary of the Interior's Standards for Historic Preservation Projects" listed in the Federal Register, Vol. 48, No. 190, dated September 29, 1983.

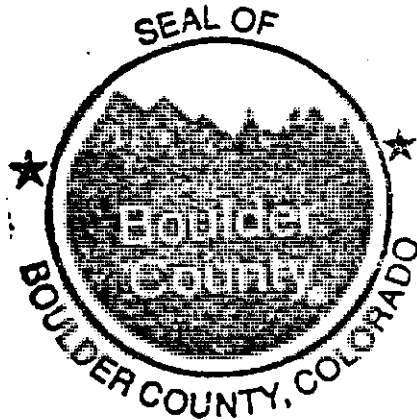
A motion to approve the Docket, as stated above, was made by Commissioner Mendez, seconded by Commissioner Danish, and passed by a 3-0 vote of the Board.



Boulder County Clerk, CO RESOLUTION

ADOPTED on this 10th day of October, 1997, nunc
pro tunc the 11th day of September, 1997.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:



Ronald K. Stewart
Ronald K. Stewart, Chair

Jana L. Mendez
Jana L. Mendez, Vice Chair.

Paul D. Danish
Paul D. Danish, Commissioner

ATTEST:

Rusan M. Cusack
Clerk to the Board



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Page: 4 of 18

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00.00

Boulder County Clerk, CO RESOLUTION

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(303) 441-3930 / Fax (303) 441-2856

131509000008

0084657

9-2N-69

HP-97-04

Docket Number

Boulder County Historic Landmark - Nomination Form

1. Name of Property	
Historic Name: Affolter House Other Names: Affolter Place/Affolter Corner Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/>	
2. Location	
Address: 9595 Nelson Road Longmont Continuation Sheet (For Multiple Properties) <input type="checkbox"/>	
3. Classification	
Property Ownership: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other <input type="checkbox"/> Category of Property: Structure <input checked="" type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Number of Resources Within Property: Contributing <u>1</u> Non-Contributing _____ Continuation Sheet <input type="checkbox"/>	
4. Function or Use	
Historic Functions: Domestic/Single-Family Dwelling	Current Functions: Vacant/Not in Use
Continuation Sheet <input type="checkbox"/>	
5. Description	
Continuation Sheet <input checked="" type="checkbox"/>	
6. Statement of Significance	
Boulder County Criteria for Designation: Eligible under Criteria 1, 3, and 4	
Areas of Significance: Agriculture Significant Dates: See attachments	Period of Significance: 1863 - 1940 Significant Persons: See attachments
Statement of Significance (Continuation Sheet) <input checked="" type="checkbox"/>	

EXHIBIT

A



7. Bibliographical References

Continuation Sheet ☒

8. Geographical Data

Legal Description of Property:

Boundary Description:

The concrete block bungalow sits on a site that is less than one acre. It is surrounded by a blue grass lawn that measures approximately 90' by 90'.

Boundary Justification:

The boundary is defined by a modern, wooden rail fence on the west, a road on the north, a parking lot on the east, and a mature grove of cottonwood trees on the south.

Continuation Sheet ☐

9. Property Owner(s)

Name(s): County of Boulder

Address(es): PO Box 471
Boulder, CO 80306

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

Rebecca Waugh
Historic Boulder, Inc.
646 Pearl Street
Boulder, CO 80306
(303) 444-5192

Directions for Attachments

Continuation Sheets

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

Maps

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

Photos

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



Historical Narrative

FREDERICK AFFOLTER--EARLY BOULDER COUNTY PIONEER

Frederick Affolter was the embodiment of the American dream: a young man from Switzerland, he pre-empted one of Boulder County's earliest farms in 1865, near the City of Longmont. Known today as "Affolter Corner" or the "Affolter Place," this is the current site of the Boulder County Fairgrounds Park and the 1907 rock-faced concrete block Affolter House.

Intelligence, industry, and luck assured Frederick Affolter successes as a farmer and a yeoman in the St. Vrain Valley. Like most settlers from Europe he lived a quiet life. His remarkable exploits were generally unknown outside his family and close circle of associates. Yet, Frederick Affolter played a conspicuous role in the settlement and the development of the Boulder County, Colorado. Born in Koppigen, Switzerland, Canton Bern on July 10, 1832, Frederick Affolter was the eighth child of Jakob Affolter and Elizabeth Baumberger Affolter. In 1852 he and his brother Jacob arrived in the Port of New York from Europe. For eight years they toiled on farms in Ohio, Illinois, Missouri, and Kansas, before being drawn to the promise of instant riches in the West. In 1860 Frederick and Jacob outfitted a covered wagon with a team of oxen and joined the Pike's Peak gold rush--a frenzied desire for wealth that lured thousands of people west with the cry of "Gold!" For the restless, ambitious brothers it would prove to be an adventure, and a chance to create a whole new world. For them the West was a land of opportunity.

THE PIKE'S PEAK GOLD RUSH

The Pike's Peak gold rush was a coin with both a bright and a dark side. Frederick and Jacob Affolter imagined instant wealth, but while on route to the high mountain "diggings" they met many discouraged prospectors who had found little gold and were quitting the mines after the first hard winter of 1859-60. They warned the brothers to "go back." So the brothers took up gulch mining along Left Hand Creek, in Boulder County, instead. They soon discovered for themselves that striking it rich would not be easy. Placer gold mining turned out to be harder work and less profitable than they had expected, and farming seemed to be a better living.

THE OTHER GOLD RUSH

The Affolters discovered the great secret of the gold rush. The miners were not self-sufficient and paid well for livestock feed, fresh food, and dairy products. Like many other gold seekers, the two brothers quickly gave up mining and filled their pockets using the talents they had brought with them. They began cutting wild hay to sell as feed in the thriving mining camps, hauling it through rugged mountainous terrain.

THE FIRST AFFOLTER CABIN

Around 1860-61 Frederick and Jacob Affolter floated logs down Left Hand Creek and built a two-room "Swiss-style" log cabin to live in, near Haystack Mountain. Because of the cabin's large size, it served as an early Boulder County gathering place. (Today, this historically significant cabin stands in Mill Park, in Longmont, and is one of the oldest buildings in Boulder County.)

THE SOUTH FLAT DITCH

In 1862 the enterprising brothers went back to Missouri with their ox team and a large herd of milch cows and cattle back to Colorado. Since the St. Vrain Creek ran across the far end of his farm, Frederick banded together with his pioneer neighbors (Cushman, Dickens, Beckwith, Mason, Powell, and Goodwin) to divert the

HISTORICAL NARRATIVE, CON'T.

creek's water for irrigation and watering livestock. Together, they dug the South Flat Ditch, starting on May 15, 1863. This is the earliest documented improvement to the Affolter Corner property.

After successfully turning the treeless prairie into productive farmland, the homesick brothers sent for their mother, Elizabeth Baumberger, their sister Elizabeth, her husband, Rudolph Greub, and their two daughters, in 1864. The family kept house for the two brothers for a few years.

THE PRE-EMPTION ACT OF 1820

On December 1, 1865, Frederick and Jacob each received Pre-Emption Certificates on 160-acre land parcels. The Pre-emption Act of 1820 made "further provisions for the sale of public lands" to settlers. Jacob's land stood beneath the original Swiss-style cabin at Haystack Mountain. Frederick's land claim was located 2 miles southwest of Longmont, where the Affolter House stands today. He purchased an additional 80 acres from Clayborne Adams for \$1,100 on that same day.

THE SWISS CHEESE INDUSTRY

With so few dairy products available in the mining camps, Frederick found a ready market for cheese in this frontier country. In 1866, he decided to travel back to Switzerland and learn the Swiss method of cheese-making, but when he stopped in Ohio to visit relatives they persuaded him to let them teach him instead. He remained in Ohio just long enough to learn the process and started back to Colorado, stopping in Greenville, Illinois, to visit a cousin. Here, he met his future wife, Elizabeth Ruch, an immigrant from Sumiwald, Switzerland. They were married on March 21, 1870.

In need of a large kettle to make his cheese, Frederick made a special trip, with his team of oxen, to St. Joseph, Missouri and brought back a 75-gallon copper kettle with an enormous handle for hanging over a fire. The giant kettle enabled Frederick to produce cheese commercially from his cheese factory in Niwot. (This unique artifact is preserved in the Colorado Historical Society's Collection today.)

THE HOMESTEAD ACT OF 1862

Like millions of the other western homesteaders in the 1870s, Frederick and Elizabeth Affolter were optimistic. After their marriage, they took up housekeeping in the double-cribbed cabin on Jacob's farm, while Frederick's mother and niece occupied a two-room log cabin on the pre-empted land near Longmont (the Affolter Place.) In 1870 Frederick filed on a homestead of 160 acres adjoining his brother's farm. Under the Homestead Act, passed by Congress in 1862 to help settle the West and make more Americans property owners, the federal government was offering 160 acres to anyone willing to pay ten dollars and work the land for five years. During this time, five children were born to Frederick and Elizabeth in the original cabin--Fred, Frank, Emil, Mary and Edward. After patenting the adjoining homestead on May 15, 1876, they sold the land. Jacob (who did not care for the problems of irrigation) moved his family to Newberg, Missouri. Frederick relocated his family to the farm southwest of Longmont. Here, five more children were born to the union--John, Anne, Rose, Paul and Lena.

FAMILY FARMING

Soon the Affolters settled into a routine common to most homesteaders. The family raised alfalfa, wild hay, wheat and oats. They literally grew everything they ate except for salt, sugar and coffee. Sugar cane was grown on the farm to provide molasses, a sweet substitute for sugar.



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Boulder County Clerk, CO RESOLUTION R 00.00

Sheet - Section 1

HISTORICAL NARRATIVE, CON'T.

On this sweeping prairie, Frederick planted unusual shade trees in addition to the cottonwoods that were already there. He planted maple, ash, linden, silver poplar, birch, mountain ash, a Balm of Gilead, and two Norwegian spruce trees around the homestead house. A row of Lombardy poplars bordered the Affolter Place on one side, providing a wind block. A lush, green lawn was planted later, an uncommon feature in those days on a farm. Elizabeth loved flowers and planted everything that would bloom in shrubs, perennial and annuals around her home. The house grounds also boasted a vegetable garden; strawberry, raspberry, and currant patches; an apple orchard; and a small vineyard, for making wine. Wild cherry and plums also grew on the grounds. The Affolter farm was a lovely place.

To support the farming operations, the family built a large complex of buildings through the years. There were a horse barn with a hayloft and buggy shed; a cow barn with a hayloft and adjoining calf barn; a large corral with feeding sheds; a granary with storage bins and machine shed; and an ice house. There were also a chicken house; a pig pen; a smokehouse, for smoking hams and sides of bacon; several pits for storing potatoes and root vegetables; and a earthen cellar, where apples, cabbages, canned fruit and cheeses were stored. Near the back door of the homestead house stood a small milk house, and a foot-operated grindstone for sharpening sickles and other farm tools.

Frederick Affolter's off-farm work included exchanging labor with neighbors, serving on the local School Board, directing a neighborhood choir at the schoolhouse (District #48), and working to improve the community's flour mill. He and Elizabeth struggled to be good parents. They taught their ten children the Swiss-German dialect as well as English. All of their children graduated from Longmont High School and later attended college for some part of a course. Five of their children graduated from college.

Times were never easy. Fred, the oldest son, died in 1891 of appendicitis while attending Agricultural College at Fort Collins. More tragedy struck when Frank, the second son, also died (of pneumonia) while attending Agricultural College, during the 1894 Christmas break. As a farmer, Frederick had already met drought, prairie fires, and every other adversity with hopes and determination. But the death of his two eldest sons seemed to break his optimistic spirit. In 1895, just six months after Frank's death, Frederick Affolter died suddenly of a heart attack. He was 63 years old. His dream of a fresh start and farming his own land in the West seemed to have ended in tragedy.

But Frederick's third son Emil never gave up the dream. After graduating from State Agricultural College with a degree in Civil Engineering in 1898, Emil gave up the chance for another career to manage and upgrade his father's farm. He remained on the farm for the rest of his life, along with his mother, Elizabeth, and younger sister Anne chasing his father's dream of a new life in the West.

A SECOND GENERATION OF FAMILY FARMING

The Affolter Farm relied heavily on family labor. For Emil, Anne and Elizabeth the feeling of home spread out into the gardens, the orchard, the hen house, the barn, and other buildings because they were all the time helping to produce things in these places. The labor-intensive specialty of dairy farming required the two women to work in the fields and in the barnyard along with Emil. They took equal responsibilities for barnyard chores, particularly milking. The family hired help during peak seasons and constructed a milk house for the dairy operation. They also built the concrete block Affolter house for the "milker" and his family to live in. They actively marketed and produced food for home use. They raised turkeys and chickens, selling eggs and large amounts of garden and fruit produce, and canned extensively. Emil annually planted 40 acres of Hubbard squash. People would come from miles around to buy produce from the farm. The historical 1863 South Flat Ditch furnished water for the cattle and irrigation of crops throughout the farm's history. The Affolter family operated the farm for over 75 years.

HISTORICAL NARRATIVE, CON'T.

THE PENNOCK DAIRY

Starting in 1940, the Affolter farm was operated by Phil R. Pennock as a dairy farm. His father, Dr. Vivian R. Pennock, was one of the founders of the Longmont Hospital. His mother was Lillian Large Pennock, daughter of Mr. and Mrs. Phillip Large, who were also from Longmont.

After serving in the navy from 1917 until 1919, during World War I, Phil Pennock returned to Longmont and farmed the Pennock homestead east of the city. He purchased the Affolter Place around 1940. Phil and his wife "Honey" (Margaret) lived in the main Affolter House (now razed) with their family. They continued to use the concrete block bungalow as the "hired man's" house, however, Mr. & Mrs. Phil Pennock, Jr. lived in the house for a short time after their marriage. Pennock sold the Affolter farm, after his retirement in 1962, to Vane Golden. Golden gravel-mined all of the farm except for the southerly 65 acres, where the Affolter House and most of the Fairgrounds buildings are today. Boulder County purchased this property in 1966, and the Affolter House was remodeled and used as the residence for the Fairgrounds Superintendent from 1976--1986.



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Boulder County Clerk, CO RESOLUTION

Sheet - Section 5

Description

At the turn-of-the century the Affolter Farm was a burgeoning farmstead and the tiny 1907 imitation stone block house, built at a crossroads, enjoyed views of Longs Peak, fields, numerous farm buildings, and the original Affolter homestead house. Today, the vernacular concrete masonry house is surrounded by a vacant field, with the modern fairground buildings nearby.

The bungalow seems to have sprung from the pages of "Sears, Roebuck catalog of Houses" or a farm magazine. By 1907, popular shelter (house and home) magazines of the day offered articles on this style of house and other farm buildings. These included the "Ladies Home Journal," "Successful Farming," "Better Homes & Gardens," and the "Saturday Evening Post." The Rural Free Delivery Act allowed for an explosion of magazines to be delivered to every post box in rural America. Word-of-mouth advertising also worked wonderfully in these rural areas. In this general area, there are several of these rock-faced concrete block buildings that are related to farming. These include the Hodgson milk house on Highway 42 and the Wise Farm milk house on Jasper Road. In addition, numerous dwellings, the 1911 Valmont School and the 1907 Tyler-Keeler-Wadsworth Mercantile Co. commercial building on Niwot's Main Street were also constructed of concrete block. In keeping with the Arts and Crafts Movement philosophy of the era, the Affolter House is honest, simple and functional and it follows the true bungalow architecture espoused by the movement. Like most Craftsman-era homes, its design is fitted to a more modern life-style, with a combination dining and living room instead of the more formal hall and parlor plan of the earlier Victorian era. It is a long, low one-and-one-half story building with a conspicuous hip roof and overhanging eaves. Built snug and close to the ground, and painted an earth-tone brown, the house was intended to relate to the scale and color of the surrounding landscape.

The unique concrete block exterior facade of the 24' 1" x 24' 9" bungalow was due in a large part to the Industrial Revolution. Its giant increase in productivity created the technological advances that allowed for the inexpensive mass production of the imitation-stone concrete block, starting around 1904.

The concrete blocks were hand-made with a "Simplex" Machine, which could be mail-ordered from a company located at 725 E. 1st Ave., Denver, Colorado. Sears, Roebuck and Company also sold the necessary tools and mold to do-it-yourself. Building plans could be mail-ordered for 95 cents or borrowed from a neighbor.

As a result, the years around the turn-of-the century were noted for the use of rock-faced cement blocks in the St. Vrain Valley. The tiny foursquare Affolter house is typical of the period. The identical 8" x 16" blocks were made of Portland cement. (The Portland Cement Co. was located in the Colorado Building in Denver.) Between 1907 and 1920 they were commonly used in the construction of walls, foundations, piers, chimneys, etc. in Boulder County. Each concrete block was molded to imitate stone. Called imitation stone block, imitation stone, or artistic concrete block, this inexpensive substitute for stone-facing took on a myriad of surface textures. The "rock-faced" style exhibited on the Affolter House was among the most popular. Due largely to quality control problems, imitation stone block fell out of favor as a cheap material in the 1920s.

The exterior and the interior of the house retains its original form and integrity. However, there are various levels of decay in the structure that will require specific restoration solutions, such as re-pointing and re-painting the concrete block masonry and replacing the roof. The door and window openings are in good condition and carry simple, plain surrounds. The chimney is of local orange brick. Roof rafter ends are exposed in overhanging eaves and the roof covering (now asphalt shingles) was originally of sawn wood shingles. An ornately-cut rolled metal hip cover still protects the seams of the roof. The hip pitch of the roof creates a pyramidal "look." The shingled attic roof dormer window is common to the bungalow style. The house foot print is "regular" like a square. There are no porches or ornamentation, except simple concrete lintels over the windows. Double-hung windows with divided four panes of glass on the bottom of a single pane are on three sides of the structure. Examples of original storm windows and screens are on various windows around the structure and could be easily duplicated. However, the front facade, which faces west, boasts double-hung sashes with only single panes. Two 18' x 10' non-contributing cinder block additions on the east and south elevations were demolished in 1988.

The bungalow's interior has a combination living room and dining room, kitchen and two bedrooms. The attic bedroom is accessed by an enclosed stairwell off of the kitchen. The cottage



retains its original tongue and groove pine flooring over a shallow "crawl space." There are no basement, closets or indoor bathroom. (A two-holer outhouse once served the site.) An upstairs attic space served as a bedroom. All of the interior sheet plaster walls, 8' ceilings, and beaded woodwork were historically painted. No original light fixtures remain. Original three and four-paneled doors, door hinges, ceramic door-knobs and other hardware remain intact. The kitchen possess a quaintness and country charm with its original, wainscoted counters. Through the years, the cottage has retained a sense of age and simple charm.



Statement of Significance

Boulder County Criteria for Designation

The Affolter House meets criteria 1) for its character, interest, or value as part of the development, heritage, or cultural characteristics of the County; criteria 3) for its association with persons significantly contributing to the state history; and criteria 4) it is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, and the indigenous materials.

Areas of Significance:

Agriculture

Period of Significance: 1863 - 1940

Significant Dates:

May 15, 1863 - Affolter and neighbors begin digging South Flat through his property (Ditch Decree - District No. 6. Priority Number 19, 71.43 Cu. Ft. Appropriation)

December 1, 1865 - Frederick Affolter receives Pre-Emption Certificate on the 160-acre land parcel

1898 - Emil Affolter takes over operations of his father's farm.

1907 - construction of concrete block Affolter House

1940 - Phillip R. and Margaret Pennock take over operation of the Affolter Farm.

Significant Persons:

Frederick Affolter

Elizabeth Ruch Affolter

Emil Affolter

Anne Affolter

Phillip R. and Margaret Pennock

Statement of Significance:

The Affolter farmhouse should be landmarked because it is a unique example of vernacular masonry architecture and the last remaining structure on the historic Affolter farm. The pioneer Affolter family operated the farm from 1862 to 1940. As early as

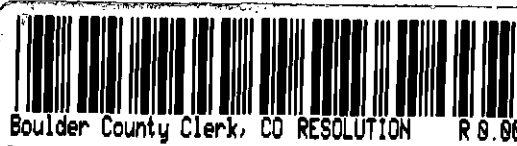
1863 Frederick Affolter teamed with his neighbors to dig the South Flat Ditch to bring water to the early farming operation. He pre-

empted the 160-acre land claim on December 1, 1865. Since the cheese and dairy business did not prove to be as profitable as he

had originally hoped, Frederick Affolter turned to general farming and was one of the first to advocate "diversified farming."

The tiny Affolter House had its beginnings in 1907. The structure was built as the "milker's" or "hired-man's" house. Like his father, Emil Affolter believed in diversified farming and hired extra help for the labor-intensive dairy operations. The milkman and his family were quartered in this house. Later Phil Pennock used the house for the same use when the farm became the Pennock Dairy operation.

The sensible four-room bungalow was constructed of rock-faced concrete block, a material that gained in popularity in the early years of the century for building low-cost walls that had the look of stone. Cement block



houses could be constructed at about one-third less cost than stone construction. The Affolters made their own blocks, adding to the savings. The low-cost construction enabled the Affolter family the opportunity to offer a good home to their "milker" and his family with a modest outlay of money.

The Affolters were among the first area farmers to use concrete as a material for improvements. Their generation of farmers believed that there was nothing better than concrete for sanitary and permanent farm buildings, such as barns, dairy houses, troughs, walks and even dwelling places. They also believed that concrete was a more sustainable material than wood because wooden buildings rotted-out in a few years. The use of concrete reduced the need to rebuild or "renew" buildings, and that preserved their remaining timber stand. They recognized that damage due to cutting timber from their farmlands, as well as forested areas nearby, had caused untold damage, and now that concrete was available, there was little excuse for the destruction of their remaining timber. To-day, a new interest is being taken in Colorado's concrete block buildings by the Colorado Historical Society.

The Frederick Affolter family experience tells the story of the individual men, women, and children who traveled to Colorado, during the Pike's Peak gold rush, to seek their fortunes. They experienced firsthand the exhausting labor of digging for gold and early homesteading.

Although the Affolters did not become wealthy or famous, their ordinary lives, first as prospectors then as settlers, helped shape an era that would change the West--and the United States--forever.

The Affolters' legacy represents a bygone era of "family farming" before agriculture become "modern." Flexibility of task assignments, commitments to home production and "making do," and the willingness to sacrifice for the good of the farm were the economic strategies of the Affolters. Together they worked for over 75 years to link production with prosperity. Their past represents the vision that farm people once had of integrating work and living with the needs of family, community, farms and practices.



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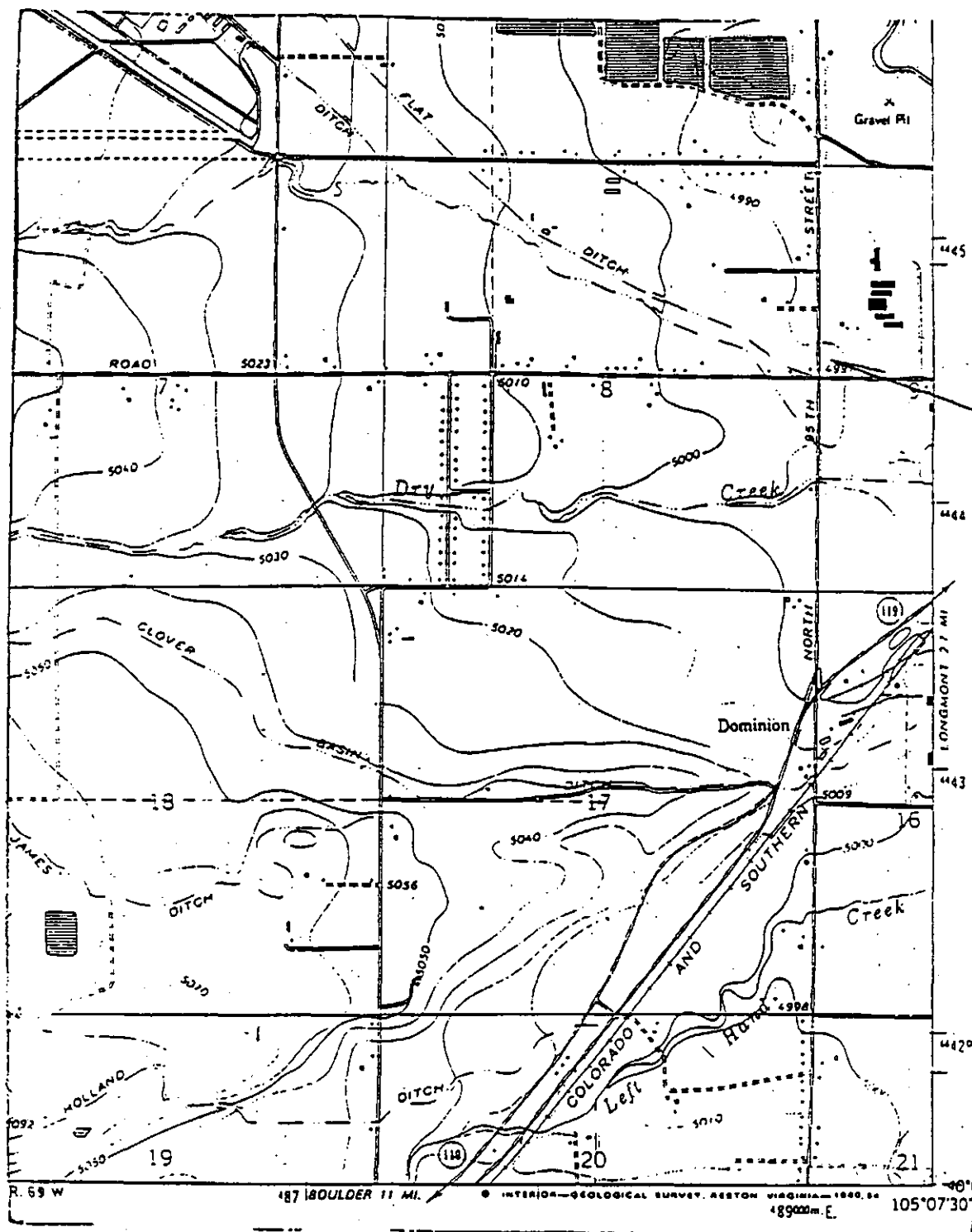
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Temporary Site Number: 0084657



LOCATION MAP (Copied from Longmont, Colorado USGS Quadrangle Map)



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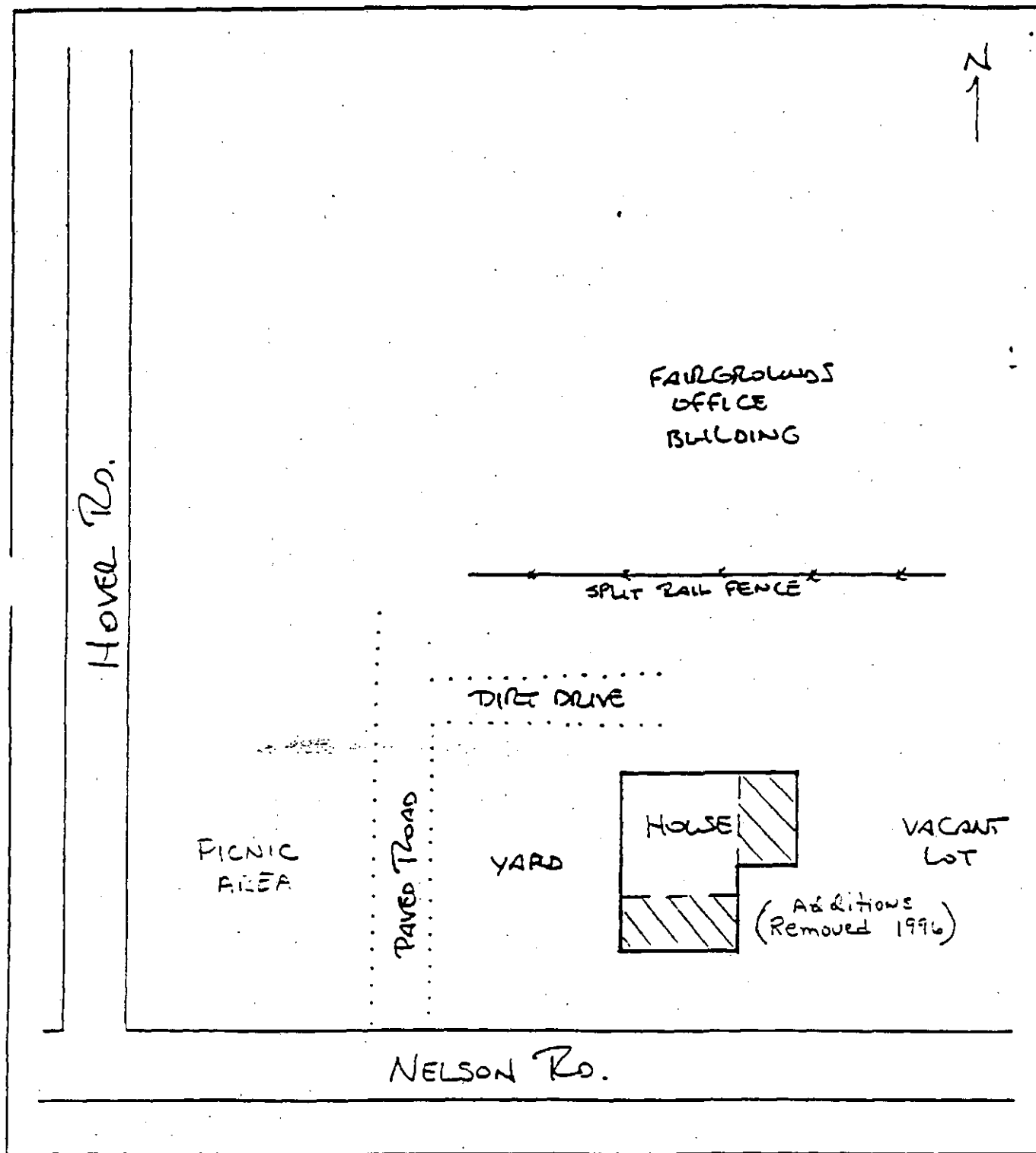
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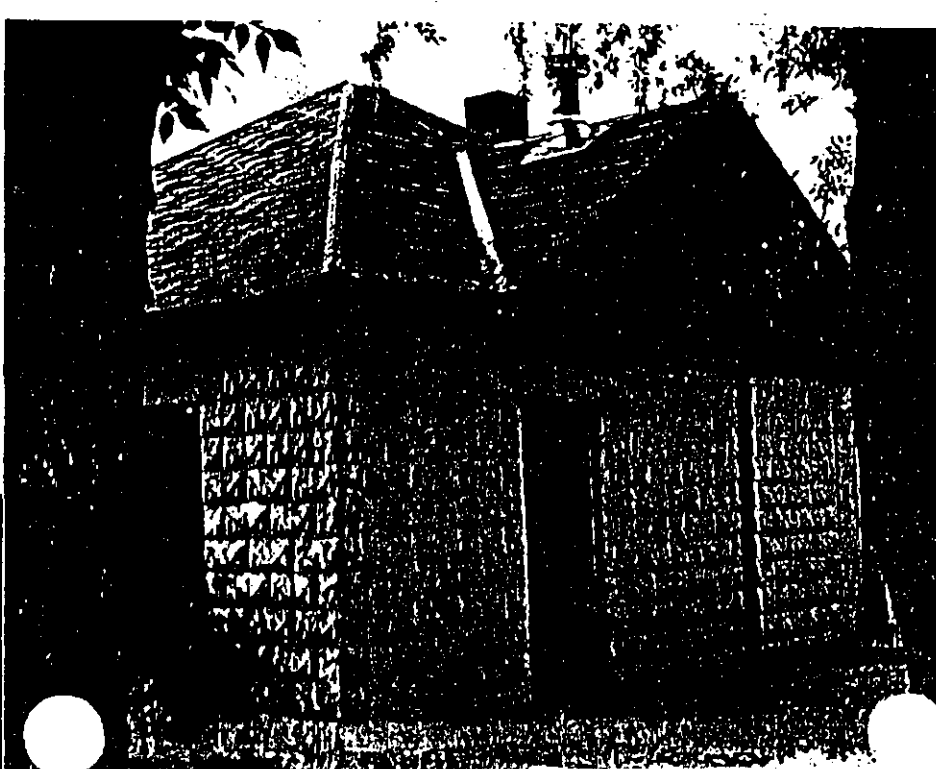
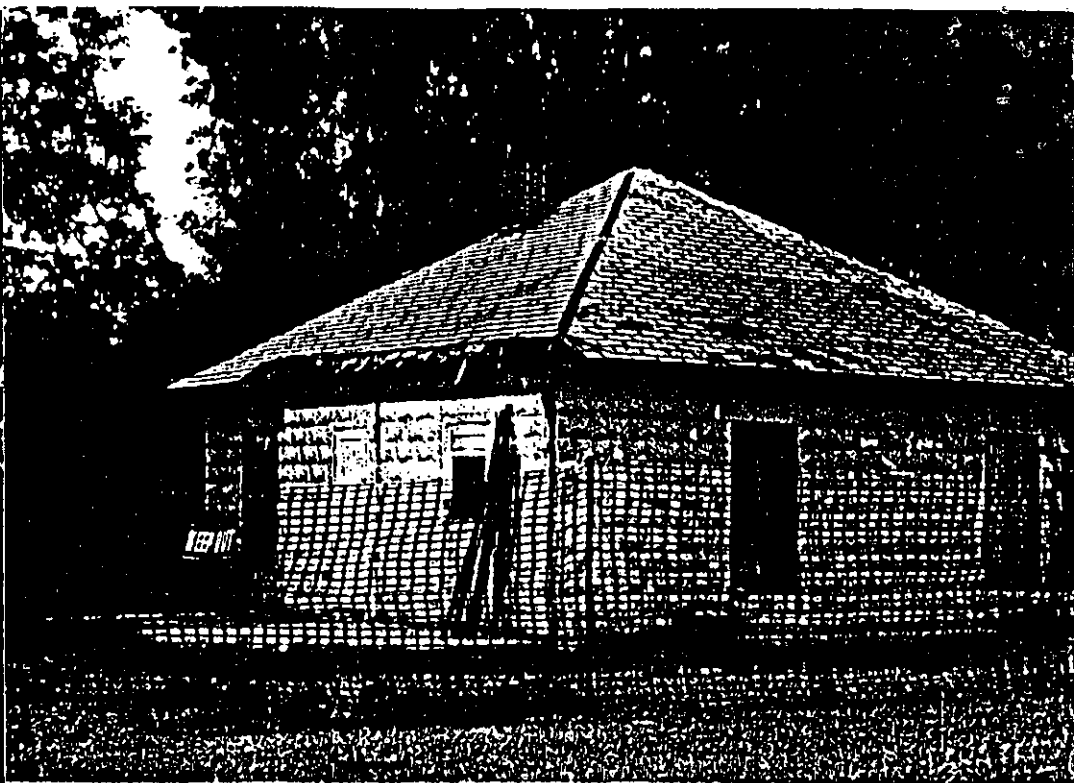
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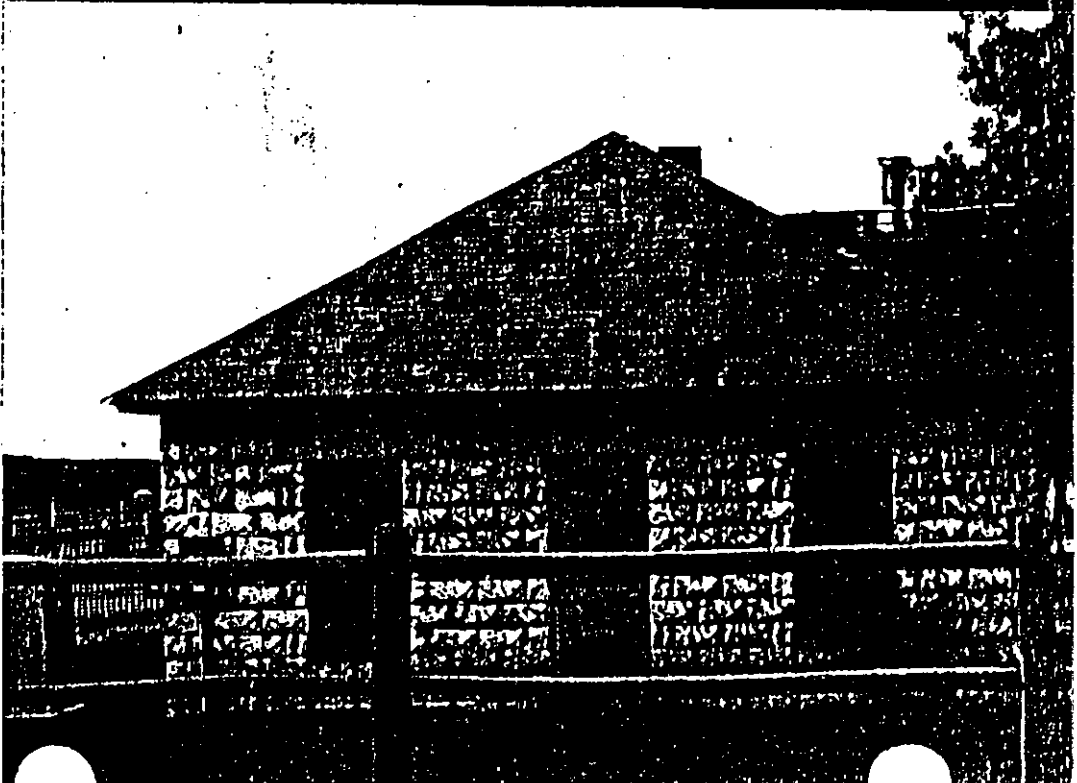
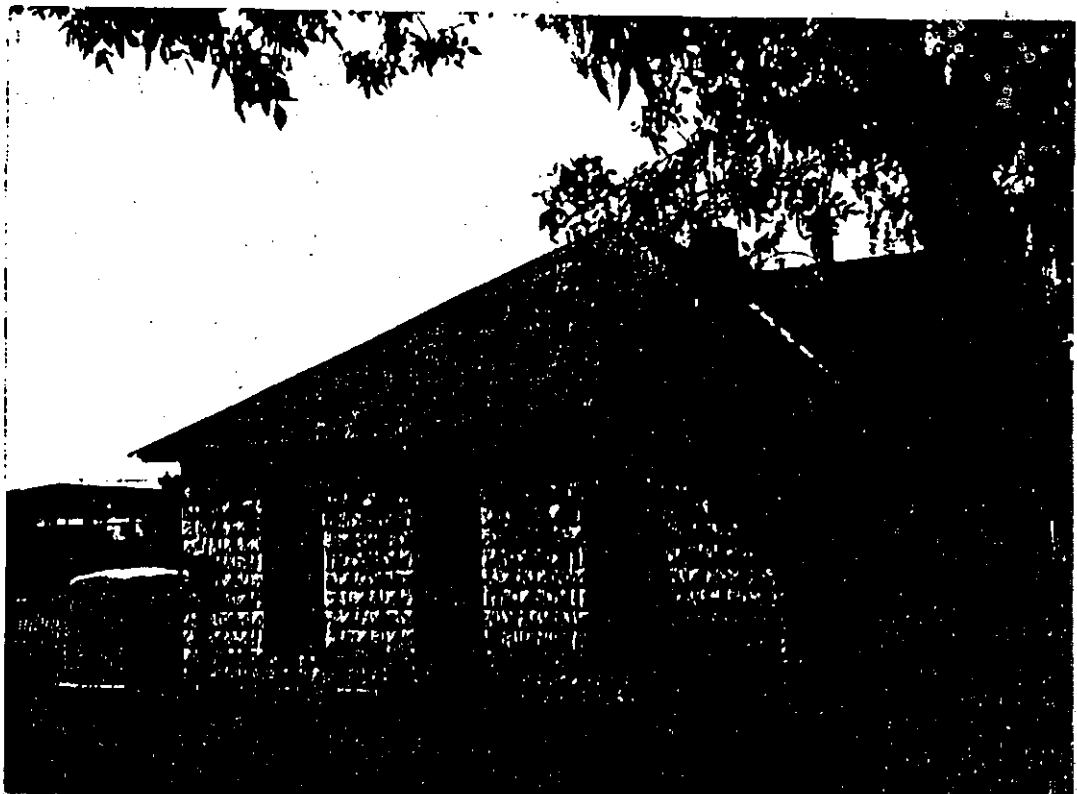


SITE PLAN NOT TO SCALE



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Parks and Open Space Department

Administrative Office: 2045 13th Street • Boulder, Colorado 80302 • (303) 441-3950 • FAX (303) 441-4594
Fairgrounds: 9595 Nelson Road • Longmont, Colorado 80501 • (303) 678-6235/441-3927

M E M O

Agenda Item September 11, 1997 @ 11:00 am

August 28, 1997

TO: Board of County Commissioners

FROM: Rich Koopmann *RK*
Resource Planning Manager

RE: Docket #HP-97-04
Affolter House

BACKGROUND:

In August of 1993, the Parks & Open Space Department applied for a demolition permit for the Affolter House to make way for an additional public picnic area at the County Fairgrounds. The Historic Preservation Advisory Board (HPAB) disagreed with the proposal and suggested instead adaptive re-use of the structure as well as County landmarking. After lengthy discussion, the application for demolition was subsequently withdrawn.

The following year, the County retained the services of a structural engineer to assess the integrity of the building for its possible re-use as a picnic shelter. Funding was approved in 1995 and 1996 to develop plans for a shelter as well as removal of the two newer additions on the building which would be unnecessary. The two additions have been demolished.

However, in late 1996, a space needs assessment determined that the County Fair Board needed a permanent office location for their staff and volunteers. The Affolter House has been identified as that location and plans are underway through the County Architect's office to do the interior remodel work in 1998.

The services of Historic Boulder, Inc. were contracted for in 1997 to conduct historical research and develop the County landmark application for the Affolter House. That completed application is presented to you today.

RECOMMENDATION:

On July 10, 1997, the Historic Preservation Advisory Board

considered this application for county landmark status, found that the application met the criteria for landmarking and recommended unanimously that the Board of County Commissioners grant County Historic Landmark Status for the Affolter house.

Therefore, Staff and the HPAB recommend that Docket HP-97-04 be approved and that the Affolter House be officially registered as a County Historical Landmark with the following conditions:

1. The building will be restricted to the original house size, as currently exists, with no future additions allowed.
2. Prior to undertaking construction, alteration or demolition of any exterior feature of the house, review by the HPAB and an approval of a Certificate of Appropriateness (CA) is required.
3. Regular maintenance which prolongs the life of the structure, using materials that duplicate the original materials, will not require review for a CA, provided that the Land Use Director has determined that the repair is minor in nature and will not damage existing architectural features.
4. The HPAB shall base the denial, approval, or conditional approval of a CA on the conformance of the proposed alteration with the "Secretary of the Interior's Standards for Historic Preservation Projects", as listed in the Federal Register, Vol. 48, No. 190, dated September 29, 1983.

ACTION REQUESTED: Approval