



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

Thursday, October 6, 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: 161 273 8133.

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 September 1, 2022

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

6. LANDMARKS

6.1. Docket HP-22-0006: Billings Homestead

Public testimony will be taken.

Request: Boulder County Historic Landmark Designation

Location: 59 Longmont Dam Road, in Section 11, T3N, R71W of the 6th Principal Meridian

Zoning: Forestry (F) Zoning District

Applicants/Owners: Maria and David Aaron Cross

Website: <https://boco.org/HP-22-0006>

Action Requested: Recommendation to BOCC

7. OTHER BUSINESS

7.1. Historic Boulder introductions and information

8. ADJOURNMENT



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

**September 1, 2022, 6:00 p.m.
Virtual HPAB Meeting**

Board Members Present: Chuck Gray
Don Burd
Jason Emery
Marissa Ferreira
Larry Powers
Terry Walters

Board Members Mark Gerwing
Excused:
Elizabeth Gehring
David Hawes

1. CALL TO ORDER

The meeting was called to order at approximately 6:03 p.m. by Chair Chuck Gray.

2. ROLL CALL

3. CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA

None

4. APPROVAL OF MINUTES

4.1 Approval of meeting minutes from July 7, 2022

MOTION: Marissa Ferreira MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from July 7, 2022.

SECOND: Larry Powers

VOTE: Motion PASSED {6:0}

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

None

6. **LANDMARKS**

6.1 **Docket HP-22-0005: Eisele Ranch**

Denise Grimm, Principal Planner, gave the staff presentation. 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.)

The applicants, Nancy DeVore and Richard Hill, commented on the proposal and were available for questions. Mr. Hill noted that on a map shown during the

presentation, the two garages were mislabeled. Staff will correct this issue prior to the public hearing before the Board of County Commissioners on this docket scheduled for October 4, 2022.

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-22-0005: Eisele Ranch for landmark status under Criteria 1 and 4, subject to the two standard conditions in the Staff Recommendation.

SECOND: Larry Powers

VOTE: Motion Passed {6:0}

7. PRELIMINARY REVIEW

7.1 Proposal for the Affolter House

Robb Berg with DesignWorkshop, project manager for the Fairgrounds Master Plan, gave the staff presentation. Staff members from DesignWorkshop and Boulder County Public Works also commented on the proposal and were available for questions. 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 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.

Staff gave an overview of the planning process for the Fairgrounds Master Plan. In original site plans for the fairgrounds, the Affolter House was to be moved. However, based on staff and public feedback, in the current plan the house is kept in its current location at the eastern end of the pedestrian mall. The Board expressed their support for the updated master plan and agreed that the historic nature of the structure is better preserved by not moving it. Board members gave a number of comments and suggestions regarding the house's use, presentation, and proximity to vehicle access routes and parking lots.

Board member Don Burd had technical difficulties with his microphone, but contributed to this item in the Zoom chat. His comments are included below for the record:

01:04:47 Don Burd: Being that this is a concrete building I'm concerned that vehicle traffic so close would be harmful. Also think that this takes this 1907 building loses it's original homestead designation to ana feel of a entry station/military post/entry gate. This is the last building remaining from the original homestead.

01:14:34 Don Burd: The house would lose some of it's historic significance. There's always some damage when a building is moved.

01:22:01 Don Burd: I like the idea of moving any road from the building for preservation reasons and also keeping vibrations away from the house. Move the roads to the east or west.

8. OTHER BUSINESS

Staff member Carol Beam shared that Boulder County Parks & Open Space received a grant from the State Historical Fund for rehabilitation of the previously landmarked Tucker Cabin near Nederland. The Board plans to visit the site and learn more about it during their field trip on September 19, 2022.

9. ADJOURNMENT

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 7:26 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, October 6, 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 HP-22-0006: Billings Homestead

Request: Boulder County Historic Landmark Designation
Location: 59 Longmont Dam Road, in Section 11, T3N, R71W of the 6th
Principal Meridian
Zoning: Forestry (F) Zoning District
Owners/
Applicants: Maria and David Aaron Cross

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 two structures has been submitted by Maria and David Aaron Cross. The two structures, an old cabin and the ruins of stables, are located on an approximately 4.5-acre parcel that also includes a house built in 2000.

The property is historically associated with Norton and Theresa Billings who came by covered wagon to Colorado in 1880. The two stone structures are believed to date to c. 1880 and Billings' fifth child, William, was born in the cabin in 1885. Norton worked in different sandstone quarries in the area. He also helped construct the first wagon road from Lyons to Estes Park, and then, later, the first automobile road between them. He also ran a local saw mill and a general store in Lyons.

Both structures were partially built into the hill. The small, one-room stone cabin is in a deteriorated condition. It is missing its door, the only window is partially boarded over with no glass, and the east wall is collapsing in. Its roof structure, however, seems to be in decent shape, although it needs new shingles. The stables are in worse shape and may be called ruins. The roof has collapsed in, as have parts of the walls. The door opening and six window openings are still intact.

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

SIGNIFICANCE

The Architectural Inventory Form completed in 2004 finds that the structures qualify for landmark designation under Criteria 1 and 3.

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 two stone structures are significant for their association with the early development of the Lyons area.

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

The structures are significant for their association with the Billings family and their contributions to the area.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-22-0006: Billings Homestead** under Criteria 1 and 3 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)




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Vicinity

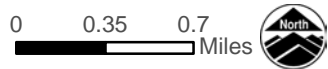
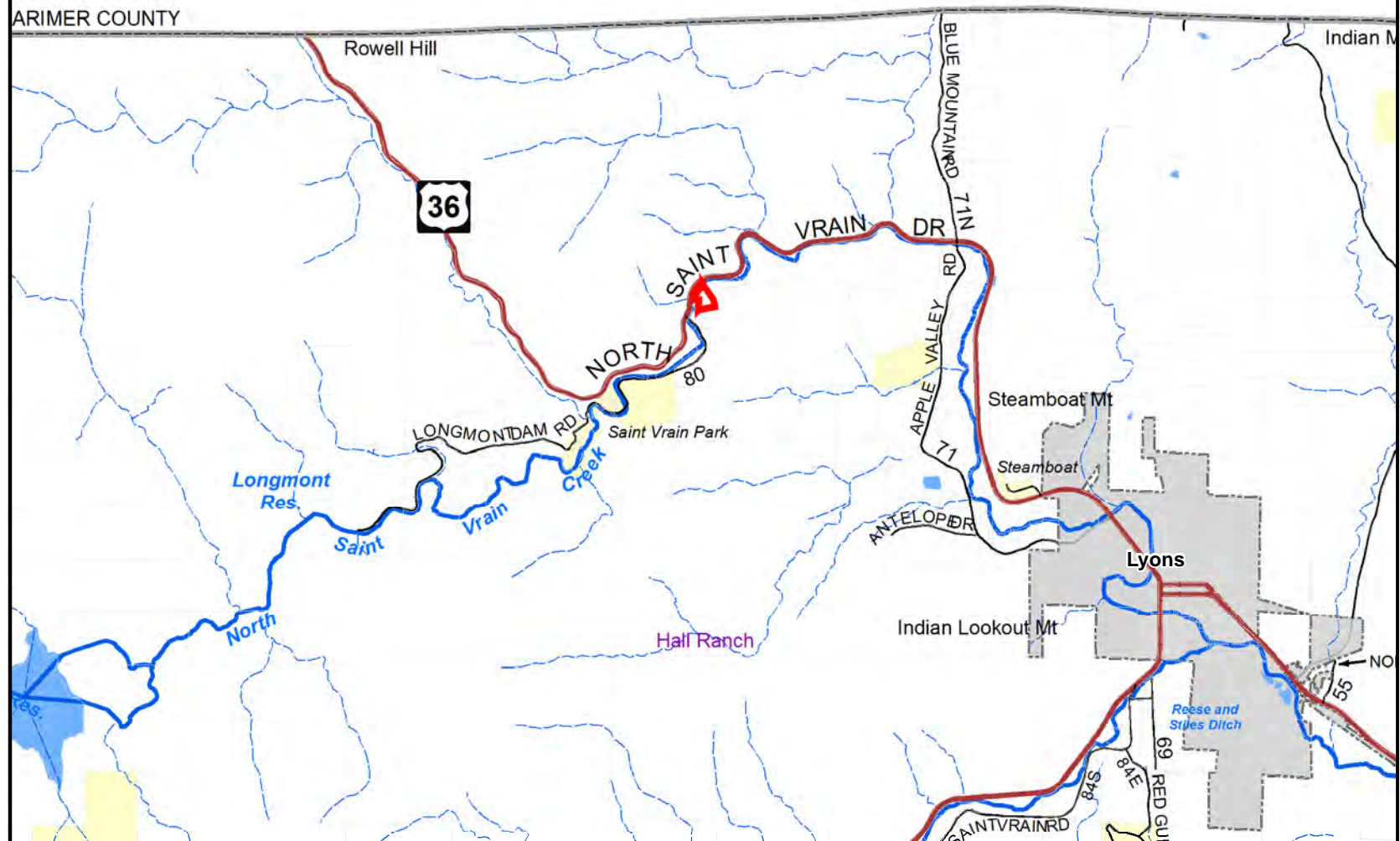
59 Longmont Dam Road

 Subject Parcel

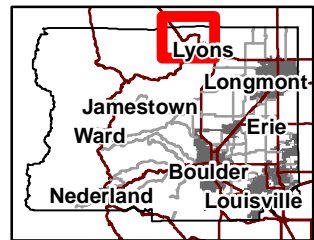
 Municipalities

Subdivisions

 Subdivisions



Area of Detail Date: 9/8/2022



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Aerial

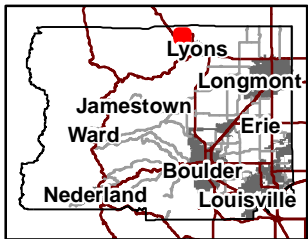
59 Longmont Dam Road

 Subject Parcel

0 0.05 0.1 Miles



Area of Detail Date: 9/8/2022



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Aerial

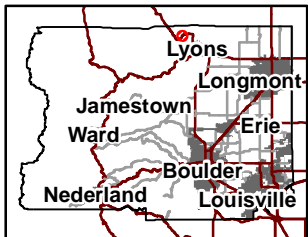
59 Longmont Dam Road

 Subject Parcel

0 0.0085 0.017
Miles



Area of Detail Date: 9/8/2022



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**Boulder County Land Use Department**

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

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

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

Intake Stamp

Historic Landmark Nomination Form**Name of Property**

Historic Name *Billings Homestead*

Other Names

Historical Narrative
The Cabin and stable were constructed around 1880 by Norton Herbert Billings. William Billings was born in the cabin in 1885. See attached Architectural Inventory form for more information.

Location of Property

Address(s)
Near 59 Longmont Dam Rd.

City *Lyons* State *CO* Zip Code *80540*

Classification**Property Ownership:**

☐ Public ☒ Private ☐ Other

Category of Property:

☒ Structure ☐ Site ☐ District

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

<i>2</i>	Contributing Resources		Non-contributing Resources
----------	------------------------	--	----------------------------

Narrative Describing Classification of Resources
Stone foundation
Stables

Function or Use

Historic Functions
The structures were used as a cabin & stables on the Billings Homestead

Current Functions:
Currently uninhabited and being used for storage.

Resource Description

Narrative Describing Resource

Please See attached Architectural Inventory form.

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

Exploration

Period of Significance

The Structures were built and represent the homesteading period of Lyons and Boulder County.

Significant Dates

Significant Persons

The Billings family and notably William Billings was born in the Store cabin in 1885.

Bibliographical References

Bureau of Land Management. Land Patent. 1890. Doc. number 236.

Serial number COCOAA 038273

Weaver, Frank D. 1977. They Came by Covered Wagon. Lyons, CO: The New Lyons Recorder

Berg, Denise V. 2006. The Welch Resort, A Hidden Treasure of Boulder County.

Kumpfenberg Ventures LLC. Lyons, CO.

Geographical Data

Legal Description of Property

4.39 ACS M/L IN SE 1/4 NW 1/4 11-3N-71 AKA TR4

AKA LOT B PER 1047486 10-3-96 SPLIT FROM ID 50975

Boundary Description

4.39 acre parcel located at 59 Longmont Dam Rd. Lyon, Colorado

Boundary Justification

Property Owner(s) Information

Name

Maria and David Aaron Cross

City

Lyon3

Email Address

Cross.maria.e@gmail.com

State

Colorado

Zip Code

80540

Phone Number

303-823-5004 (home)

Signature

Maria Cross David Aaron Cross

Preparer of Form Information

Name

Maria Cross

City

Lyon3

Email Address

Cross.maria.e@gmail.com

State

Colorado

Zip Code

80540

Phone Number

703-597-6188 (cell)

Signature

Maria Cross

Photos, Maps, and Site Plan

Please see attached Architectural Inventory Form.

For Office Use Only

Docket Number

Parcel Number

Assessor ID

Application Date

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____
☐ Determined Eligible-National Register
☐ Determined Not Eligible - National Register
☐ Determined Eligible - State Register
☐ Determined Not Eligible - State Register
☐ Need Data
☐ Contributing to eligible National Register District
☐ Noncontributing to eligible National Register District



I. IDENTIFICATION

1. Resource number:	5BL.9559	Parcel number(s):	120111000011
2. Temporary resource number:			
3. County:	Boulder		
4. City:	Lyons vicinity		
5. Historic building name:	Billings Homestead		
6. Current building name:	Billings Homestead		
7. Building address:	? Longmont Dam Road		
8. Owner name:	St. Vrain Estates Property Owners Association		
Owner organization:	St. Vrain Estates Property Owners Association		
Owner address:	PO Box 1843 Lyons, CO 80540		

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Individually Eligible

Architectural Inventory Form

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II. GEOGRAPHIC INFORMATION

9. P.M.: 6th Township: 3N Range: 71W
1/4 of NW 1/4 of SE 1/4 of NW 1/4 of Section 11
10. UTM reference zone: 13
Easting: 473400 Northing: 4454876
USGS quad name: Lyons Scale: 7.5
Year: 1978
11. Lot(s): n/a
Addition: Year of addition:

12. Boundary description and justification:

The 1.35 acre parcel is located southeast of the intersection of US Highway 36 and Longmont Dam Road, approximately 3 miles northwest of the Town of Lyons. The parcel contains one stone cabin, the ruins of a stone stable and stone foundation of a barn.

Metes and bounds exist: ☐

III. ARCHITECTURAL DESCRIPTION

13. Building plan (footprint, shape): Rectangular Plan
14. Other building plan descriptions:
15. Dimensions in feet (length x width): Length: 14 x Width: 20
16. Number of stories: 1
17. Primary external wall material(s): stone/sandstone Other wall materials:
18. Roof configuration: gabled roof/front gabled roof
Other roof configurations:
19. Primary external roof material: asphalt roof/composition roof
Other roof materials:
20. Special features:
21. General architectural description:

The cabin is a one story, rectangular plan single dwelling that faces southwest. The cabin is constructed of uncut stone and partially set back into the surrounding hillside. The exterior is painted white. The front gabled roof is covered by asphalt shingles over wood decking. The foundation is concrete. The centered front door entrance is framed with newer wood and solid wood panel door. One small square window opening is located on the southwest elevation. The southeast stone wall has partially collapsed.

22. Architectural style: no style

Other architectural styles:

Building type:

23. Landscape or special setting features:

The buildings are located in a gently sloping open area surrounded by rocky hillside on the north and east and the North St. Vrain Creek on the west. The cabin and stable are partially built into the surrounding hillside.

24. Associated buildings, features or objects:

Architectural Inventory Form

Page 3

- | | | | | |
|-----|-----------|--|----------------|--------------|
| 1 : | Type: | stone foundation | Contributing?: | Contributing |
| | Describe: | The partial remains of a stone foundation are located to the southeast of the cabin and stable. The foundation is all that remains of a fairly large wood bank barn that once stood on the property. Construction date is unknown. | | |
| 2 : | Type: | collapsed structure | Contributing?: | Not Assessed |
| | Describe: | Located immediately to the north of the cabin is a small collapsed structure. Remains include partial stone walls and wood. There is no indication as to the original use of this structure. | | |
| 3 : | Type: | Stables | Contributing?: | Contributing |
| | Describe: | The stable is a one story, rectangular plan structure that faces southwest. The stable is constructed of uncut stone and partially set back into the surrounding hillside. The stable features one entrance and six large window openings with sandstone lintels and sills. The exterior is painted white. The roof has completely collapsed inside the structure. The stables were probably constructed around the same time as the cabin. The stables are in poor condition. | | |

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1880 Actual:
- Source of Information:
26. Architect: unknown architect
- Source of information:
27. Builder: Norton Billings
- Source of information:
28. Original Owner: Norton Billings
- Source of information:
29. Construction history:
- Evidence suggests that Norton Herbert Billings constructed the cabin and stable around 1880. The wood frame roof with composition shingles are of newer construction and not original to the building. A newer plywood wood floor was installed at an unknown date. The wood front door appears not to be original.
- Benedict, Diane Goode. 2002. Birth of a Quarry Town 1880s Lyons, Colorado. Lyons, Colorado: Applications, Plus.
- Weaver, Frank D. 1977. They Came By Covered Wagon. Lyons, Colorado: The New Lyons Recorder.
- Billings, Margaret. Telephone interview with Carol Beam. July 2004.
30. Location: original Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): single dwelling
32. Intermediate use(s):
33. Current use(s): vacant/not in use
34. Site type(s):
35. Historical background:
- The land on which the buildings are located were transferred from the public domain to Norton Herbert Billings on July 23, 1890. Billings held the land patent to 160 acres in the W 1/2 of the SE, SW of the NE and SE of the NW of Section 11, Township 3 North, Range 71 West.
- Norton Billings was born July 14, 1851 in Massachusetts. During his childhood he moved to Iowa and South Dakota before

Architectural Inventory Form

Page 4

arriving in Colorado. Norton married Elizabeth Browers of Davenport, Iowa and their first child, Etta, was born in 1870 at Marshalltown, Iowa. In 1874, Elizabeth Billings died shortly after the birth of their son, Norman Arthur. Norton moved his family to North Dakota to farm and on November 23, 1878, Norton married Theresa Gilroy. Their first child, Maud Frances, was born a year later. In 1880, the Billings arrived in Colorado by covered wagon with other family members, including Norton's three brothers and father. They settled along the North St. Vrain Creek, west of the present Town of Lyons and constructed the stone buildings that remain today. The Billing's fifth child, William, was the first to be born in the stone cabin in 1885.

Billings worked in the sandstone quarries around Lyons, as a road builder constructing the first wagon road from Lyons to Estes Park, and later constructing part of the first automobile road between the towns. He acquired timber land in the Fish Creek area south of Estes Park and operated a sawmill. In 1901, he built a log house on Apple Valley Road for his family and in later years moved to 5th Street in Lyons. Around 1912, Billings opened a general store in town. Four years later due to failing health, Billings left the general store. He passed away on August 9, 1918, in Estes Park. Theresa Billings continued to live on 5th Street until she married E.D. Wilkins while in her late 60s. Theresa Billings passed away at the age of 85 on May 30, 1946. Both Norton and Theresa are buried at the Longmont Cemetery.

Bureau of Land Management. Land Patent. 1890. Document Number 236. Serial Number COCOAA 038273.

Weaver, Frank D.1977. They Came By Covered Wagon. Lyons, Colorado: The New Lyons Recorder.

36. Sources of information:

Architectural Inventory Form

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VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒

Designation authority:

Date of designation:

38. Applicable National Register criteria:

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

Boulder County Standards for Designation:

Not Determined

- ☐ Significance of the site or structure has not yet been determined. More data needed.

Standards

- ☐ The proposed landmark relates to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ The proposed landmark is an example of either architectural or structural innovation.
- ☐ The proposed landmark has archaeological significance.
- ☐ The proposed landmark is identified as the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation.
- ☐ 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 proposed landmark is identified with a person or persons significantly contributing to the local, county, state, or national history.
- ☐ The proposed landmark is the location of a significant local, county, state, or national event.
- ☒ The character, interest, or value of the proposed landmark is important as part of the development, heritage, or cultural characteristics of the County.

39. Area(s) of Significance: **exploration - exploration**

40. Period of Significance:

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

42. Statement of significance:

The two stone buildings are significant for their association of the early settlement of the Lyons area and the Billings family. The cabin and stable have relevance and importance of a property type that illustrates the early homesteading period of the Lyons area and the contributions of the Billings family to the area.

43. Assessment of historic physical integrity related to significance:

The cabin and stable still retain the identity for which they are significant and are able to convey that significance for their association with the early settlement of the Lyons area.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Architectural Inventory Form

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44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Individually Eligible**
45. Is there National Register district potential? Yes ☐ No ☒
Discuss:
If there is National Register district potential, is this building contributing: Yes ☐ No ☐ N/A ☒
46. If the building is in existing National Register district, is it contributing: Yes ☐ No ☐ N/A ☒

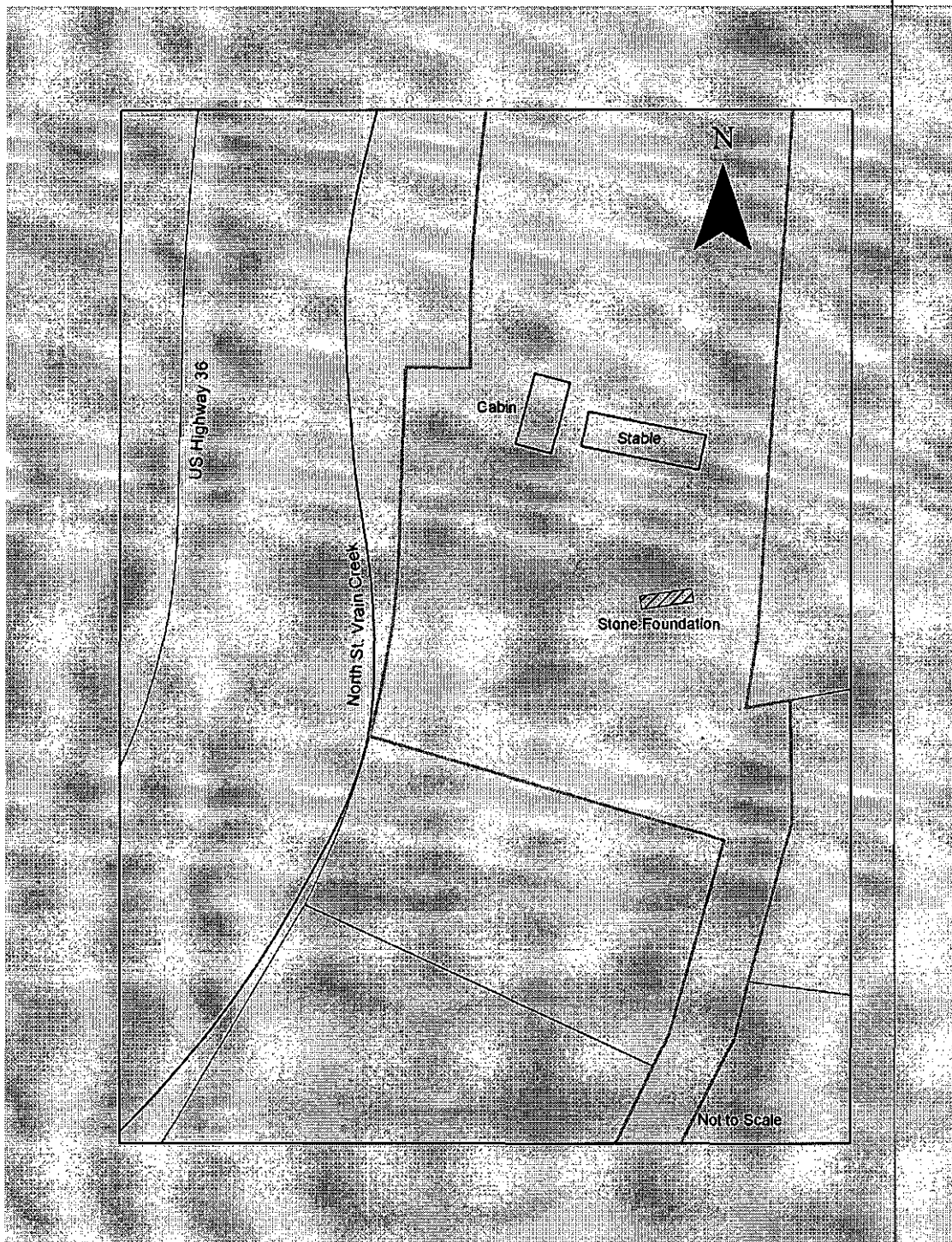
VIII. RECORDING INFORMATION

47. Photograph numbers): **Roll 17 Frames 13-23**
Negatives filed at: **Boulder County Parks & Open Space Department
5305 Spine Road., Suite B
Boulder, CO 80301**
48. Report title: **Historic Sites Survey**
49. Date(s): **08/06/04**
50. Recorder(s): **Carol A. Beam and Historic Preservation Specialist**
51. Organization: **Boulder County Parks & Open Space Department**
52. Address: **5305 Spine Road., Suite B
Boulder, CO 80301**
53. Phone number(s): **(303) 530-1980**

Architectural Inventory Form

Page 7

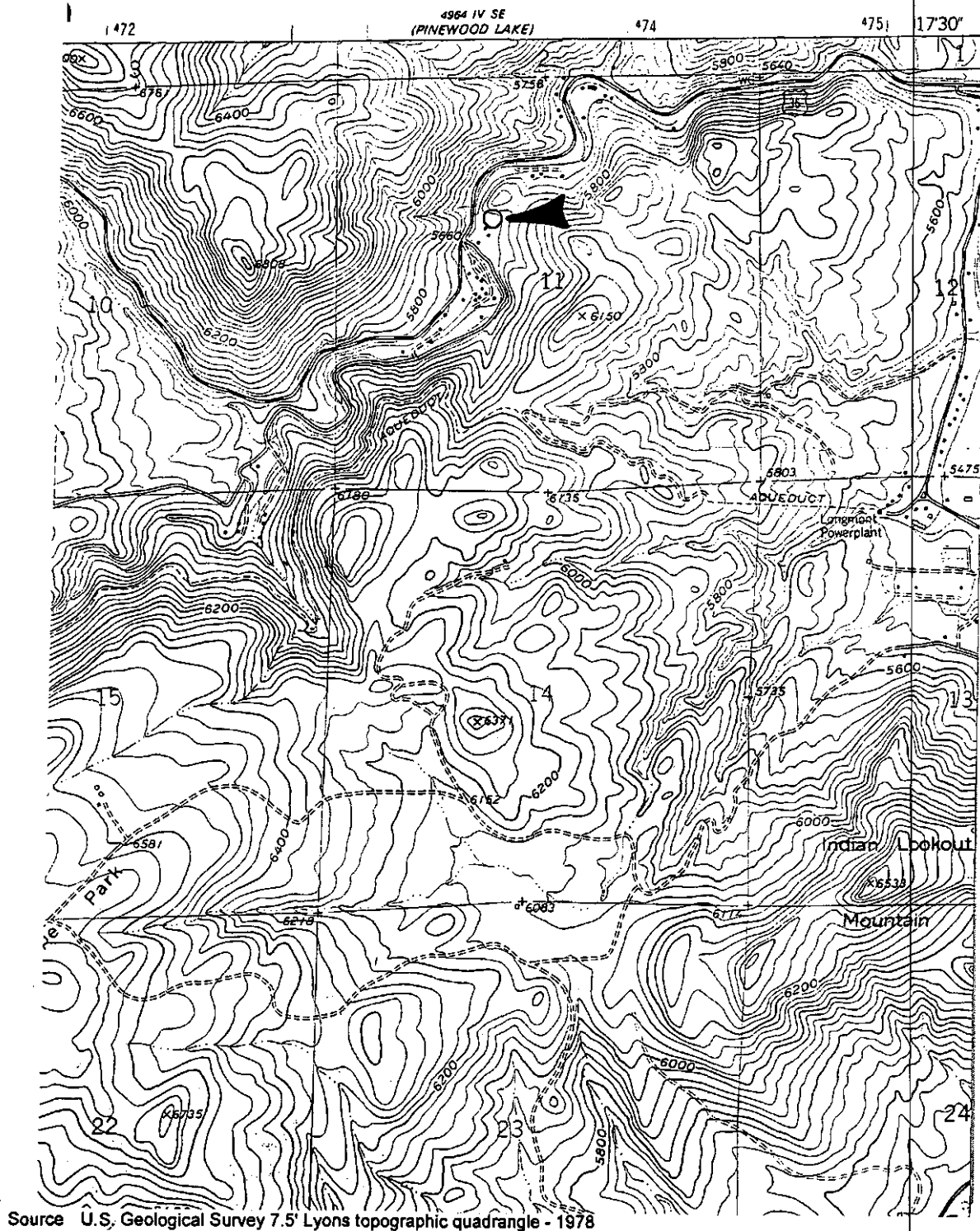
SITE SKETCH MAP



Architectural Inventory Form

Page 8

LOCATION MAP



Source U.S. Geological Survey 7.5' Lyons topographic quadrangle - 1978

Historic Sites Survey

Boulder County Parks & Open Space Department * 5305 Spine Road., Suite B
Boulder, CO 80301 * (303) 530-1980

Sorted by Resource Number



5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin and Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 13
southwest elevation

COPYRIGHT 2004

1 MIN 4 9366

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 20
west elevation

COPYRIGHT 2004

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5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin and Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 22
southwest elevation

1 MIN 8 9366

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942 J



AMERGO
PP46

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 14
west elevation

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 21
west elevation

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 15
west elevation



5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 18
southwest elevation

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94/229

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 16
west elevation

IN N4N4 2 9366

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94/229

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Collapsed Building
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 19
southwest elevation

PCL BAB10AF-XON N4N4 3 9366

0.5

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Kodak

PP46



5BL.9559

Longmont Dam Rd. Lyons vicinity

August 2004

Barn Foundation

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam

Roll 17 Frame 23

southwest elevation

5BL.9559

Longmont Dam Rd. Lyons vicinity

August 2004

Billings Cabin

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam

Roll 17 Frame 17

west elevation

SCALE





HP-22-0006: Billings Homestead

Cabin, south and west elevations



Cabin, north and east elevations



Inside cabin, looking north (below)
and looking southeast



Stable, south and west elevations



Stable, looking south and looking west

