



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

**Thursday, December 1, 2022, 6:00 p.m.**

**Virtual HPAB Meeting**

Please note: 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](http://www.boco.org/HPAB). To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Meeting ID: 160 959 1732.

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](mailto:historic@bouldercounty.org). Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email [historic@bouldercounty.org](mailto: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 October 6, 2022**
  5. **BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**
  6. **LANDMARKS**
    - 6.1. **Docket HP-22-0007: Haystack Mountain Ranch and Golf Course**  
*Public testimony will be taken.*  
Request: Boulder County Historic Landmark Designation  
Location: 5767 Niwot Road, in Section 27, T2N, R70W of the 6th Principal Meridian  
Zoning: Agricultural (A) Zoning District  
Owners/Applicants: Anders and Jaclyn Hester  
Website: <https://boco.org/HP-22-0007>  
Action Requested: Recommendation to BOCC
  7. **OTHER BUSINESS**
  8. **ADJOURNMENT**



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

**Regular Meeting Minutes**

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

Board Members Present: Chuck Gray  
Mark Gerwing  
Jason Emery  
Marissa Ferreira  
David Hawes

Board Members  
Excused:

Don Burd  
  
Elizabeth Gehring  
Larry Powers  
Terry Walters

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**1. CALL TO ORDER**

The meeting was called to order at approximately 6:05 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 September 1, 2022

**MOTION: Marissa Ferreira MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from September 1, 2022.**

**SECOND: Mark Gerwing**  
**VOTE: Motion PASSED {5:0}**

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

None

**6. LANDMARKS**

**6.1 Docket HP-22-0006: Billings Homestead**

Denise Grimm, Principal Planner, gave the staff presentation.

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.

**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.)

The applicant, Maria Cross, commented on the proposal and was available for questions.

#### **OPEN PUBLIC COMMENT**

1. Patrick O'Rourke - 88 Turnagain Ct

#### **CLOSE PUBLIC COMMENT**

**MOTION: Marissa Ferreira MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-22-0006: Billings Homestead for landmark status under Criteria 1 and 3, subject to the two standard conditions in the Staff Recommendation.**

**SECOND: Mark Gerwing**

**VOTE: Motion Passed {5:0}**

#### **7. OTHER BUSINESS**

Chair Chuck Gray asked for any updates regarding the Affolter House proposal, which was discussed at the Board's September 1, 2022 hearing. Staff did not have any new information at this time.

Staff invited Board members to a site visit at a City of Boulder farm at 75th Street & Arapahoe Avenue on Friday, October 14 at 2:00 p.m. Jason Emery said he would attend. Staff posed a question for the county's annual report for Certified Local Government status: "What CLG accomplishment, achievement, or event makes the Board proud?" The Board agreed with staff that they were proud of the responsiveness of the county in addressing questions and landmark application issues, both through the monthly public hearings and especially the nimble subcommittee approach, which shows applicants that we respect their time and are serious about the preservation work we do. Subcommittees are able to provide quick, accurate feedback so applicants can reach a decision promptly.

7.1 Historic Boulder introductions and information

Patrick O'Rourke, preservation chair for Historic Boulder, introduced himself and gave an overview of the restoration work his organization is involved with in honor of their 50th anniversary this year, including the Billings Homestead, Gold Hill, Valmont School, Tommy Jones Stagecoach, and the Nine Mile Markers. In honor of Historic Boulder's 50th anniversary this year, the Board was invited to their Meet the Spirits event at Columbia Cemetery on Saturday, October 8 from 12:00 p.m.-5:00 p.m., which will include presentations from local indigenous groups. Staff discussed opportunities for more collaboration with Historic Boulder in the future, such as through the Historic Landmark Rehabilitation Grant Program.

**8. ADJOURNMENT**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 6:41 p.m.



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930  
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## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, December 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 HP-22-0007: Haystack Mountain Ranch and Golf Course**

Request: Boulder County Historic Landmark Designation  
Location: 5767 Niwot Road, in Section 27, T2N, R70W of the 6th  
Principal Meridian  
Zoning: Agricultural (A) Zoning District  
Owners/  
Applicants: Anders and Jaclyn Hester

### 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 the current owners. It includes three structures including the clubhouse, barn and garage.

The property is historically associated with the Arbuthnot family who were early settlers, and the Haystack Mountain Golf Course which was operated by the Ebel family from 1966 until 2021.

Carson William Arbuthnot and his four sons came to Boulder County in 1859 to pursue hard rock mining. He built a cabin at Haystack Mountain along Lefthand Creek and stayed there in the winter, coexisting with the Arapaho. By the spring of 1864, the Arbuthnots decided to claim land around Haystack Mountain. One of the sons, William Carson Arbuthnot, filed a homestead claim on the 160 acres that was known as the Haystack Mountain Ranch. He married his neighbor, Mary Bader Arbuthnot.

The exact date of when the barn was built is unknown but likely built sometime after 1869 when William and Mary married and settled in a home near Lefthand Creek (where the Ebel

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

family home is now). While it could have been built as early as 1864 and we know it was there at least by 1882 when William Arbuthnot died.

Mary (Bader) Arbuthnot lived into the 1920's at Haystack Mountain. After she passed away, the children sold the 240 acres. A variety of farming families owned the property until the 1960s.

Then in 1963, Clarence "Bud" and Lois Ebel bought the property. They opened the nine-hole golf course in July of 1966. The clubhouse was built in 1974. By the 1980s, a family came and ran the business for the Ebels. Clay Johns was the grounds manager and his mother, Helen, oversaw the clubhouse. Ebel took over management again in the 1990s. The golf course was known for its teaching, and C.J. Ebel started the No Embarrassment Golf School. The Ebels sold the property and the golf course closed in 2021.

The property retains the key structures proposed for landmark designation as well as several other of less importance.

On November 7 a subcommittee of HPAB reviewed a draft application and agreed that all three structures are eligible for landmark status.

## **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 the settlement of and early agriculture in Boulder County and also the creation of recreation.

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 the early settlers, the Arbuthnot family, and the Ebel family who owned and operated the golf course for half a century.

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

Architecturally, the clubhouse is distinctive because of its sophisticated brick exterior with unique decorative designs.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-22-0007: Haystack Mountain Ranch and Golf Course** under Criteria 1, 3 and 4 and subject to the following conditions:

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

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)








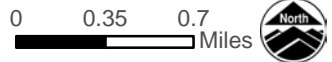
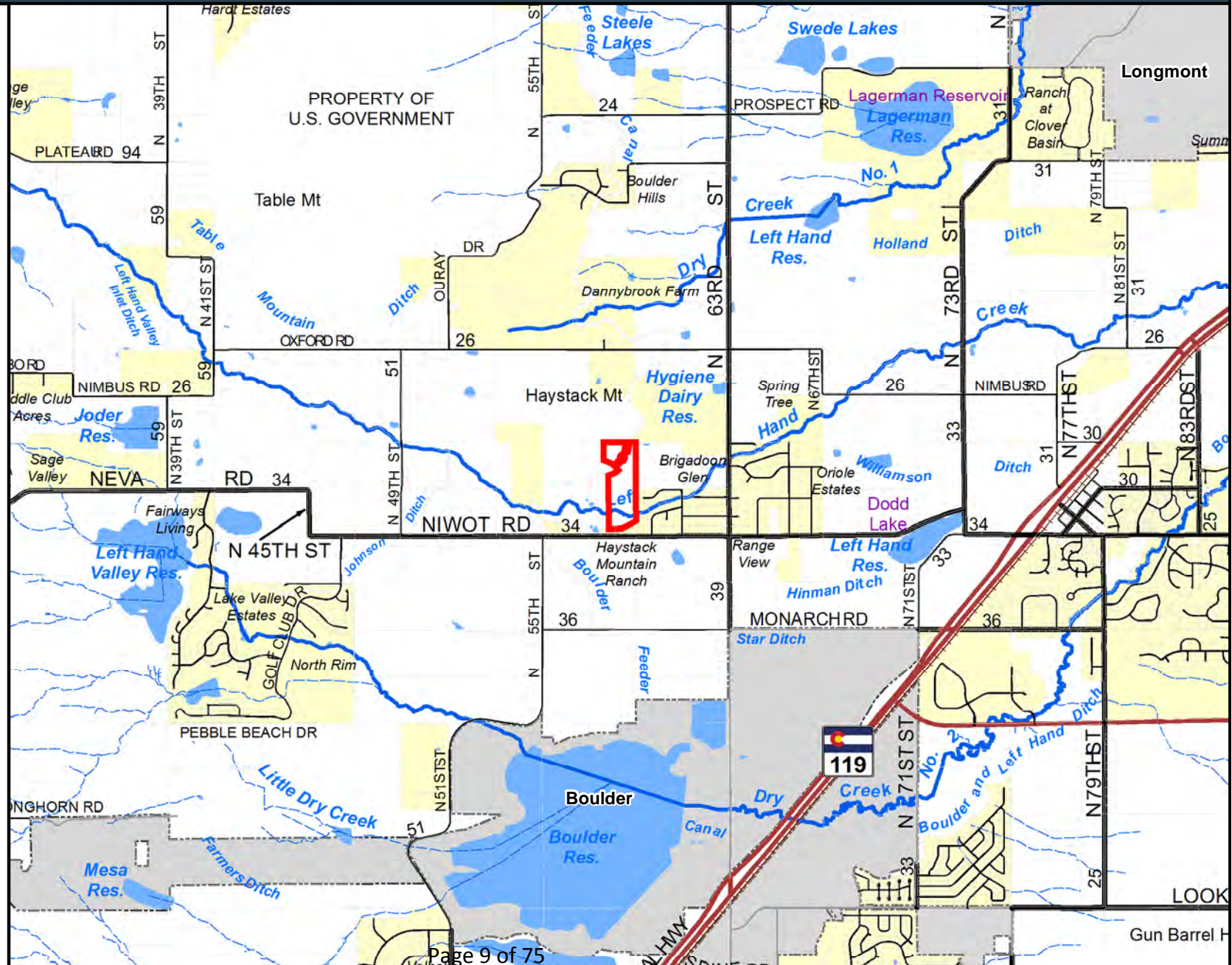
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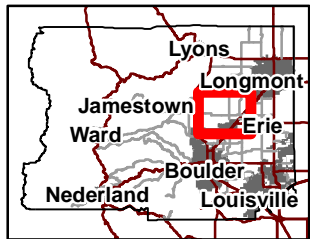
Vicinity

5767 Niwot Road

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 12/28/2021



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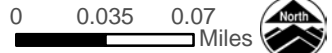
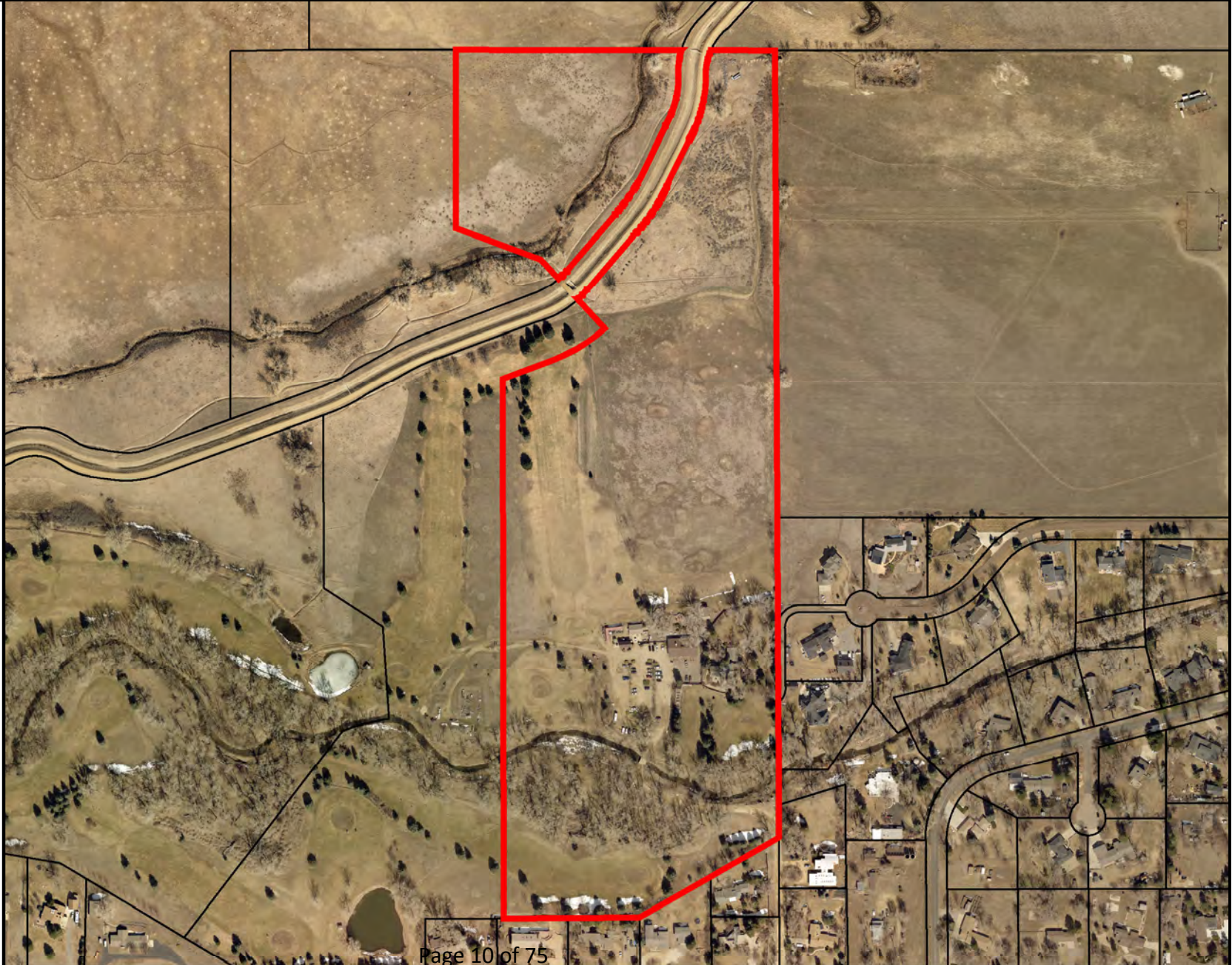
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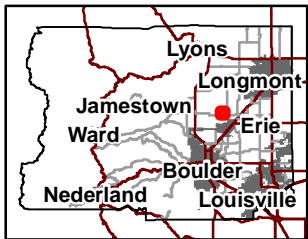
Aerial

5767 Niwot Road

 Subject Parcel



Area of Detail Date: 12/28/2021



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# Community Planning & Permitting

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Comprehensive Plan

5767 Niwot Road

Subject Parcel

NLNA Buffer

### Archeologically Sensitive Travel Routes

Archeologically Sensitive Travel Routes

Riparian Areas

### Archeologically Sensitive Areas

Archeologically Sensitive Areas

Wetlands

Riparian Habitat Connectors

Natural Landmarks Natural Areas

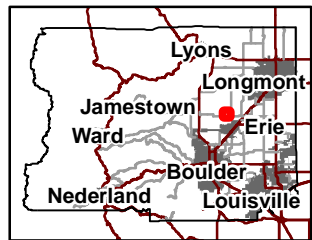
### Significant Agricultural Land

Ag of Statewide Importance

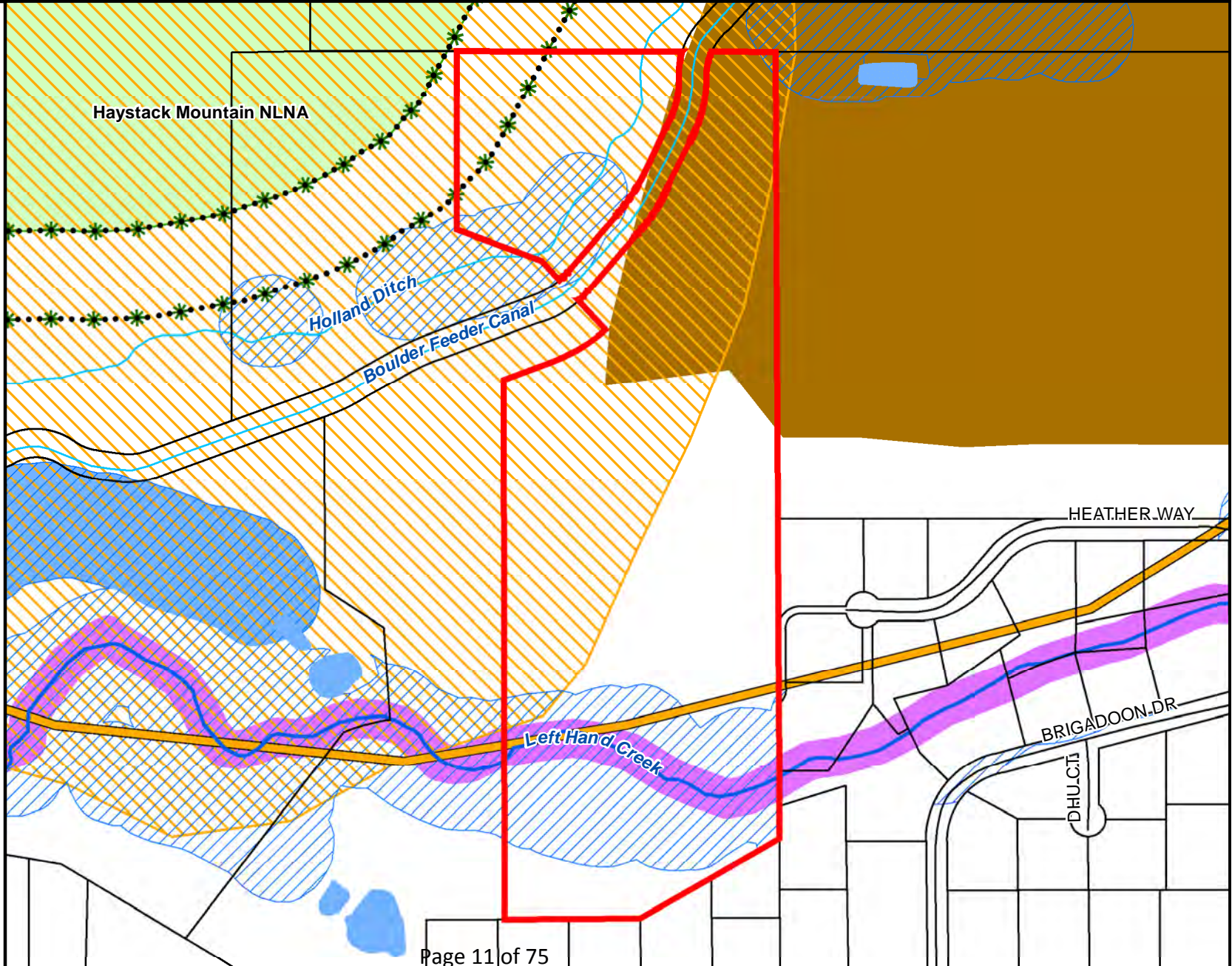
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Area of Detail Date: 12/28/2021



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## Boulder County Historic Landmark - Nomination Form

<b>1. Name of Property</b>	
Historic Name: <b>Haystack Mountain Golf Course + Haystack Mountain Ranch</b> Other Names:	
Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/>	
<b>2. Location</b>	
Address: <b>5767 Niwot Road Longmont, CO 80503</b>	
Continuation Sheet (For Multiple Properties) <input type="checkbox"/>	
<b>3. Classification</b>	
Property Ownership: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Category of Property: Structure <input checked="" type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> <b>The barn, the garage, and the clubhouse.</b>	
Number of Resources Within Property: Contributing _____ Non-Contributing _____	
Continuation Sheet <input type="checkbox"/>	
<b>4. Function or Use</b>	
Historic Functions: <b>Agriculture</b> <b>Social + Commerce &amp; Trade</b>	Current Functions: <b>Domestic</b>
Continuation Sheet <input type="checkbox"/>	
<b>5. Description</b>	
Continuation Sheet <input checked="" type="checkbox"/>	
<b>6. Statement of Significance</b>	
Boulder County Criteria for Designation:  <b>Please see continuation sheet.</b>	
Areas of Significance: <b>Settlement, Agriculture, Entertainment/Recreation</b>  Significant Dates: <b>Please see continuation sheet.</b>	Period of Significance: <b>Please see continuation sheet.</b>  Significant Persons: <b>Please see continuation sheet.</b>
Statement of Significance (Continuation Sheet) <input checked="" type="checkbox"/>	

**7. Bibliographical References**

Continuation Sheet  [2019 Colorado Cultural Resource Survey Architectural Inventory Form \(Resource Number: 5BL.14550\) and some excerpts from golfhaystack.com](#)

**8. Geographical Data**

**Legal Description of Property:**

[POR E 1/2 SW 1/4 27-2N-70 PER REC NO 3874360 4/5/2021 AKA PARCEL 1 - TOTAL 40.88 ACS M/L](#)

**Boundary Description:**

**Boundary Justification:**

Continuation Sheet

**9. Property Owner(s)**

Name(s): [Alexander and Jaclyn Hester](#)

Address(es): [5767 Niwot Road  
Longmont, CO 80503](#)

Continuation Sheet

**10. Form Prepared By (Name and Address)**

[Alexander Hester  
5767 Niwot Road  
Longmont, CO 80503](#)

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



(Photo above from 2021.)

## **Continuation Sheet - Section 1** **Historical Narrative**

The barn (built sometime around/before 1882) and the garage (built sometime around/before 1905) located at 5767 Niwot Road tell the story of early settlers to the Haystack Mountain area. These two structures were repurposed for golf course needs when the property became a golf course in the 1960s.

Haystack Mountain Golf Course was a popular nine-hole golf course/recreational meeting spot for locals in the area. It opened July 1966 and closed October 2021. The golf course's Clubhouse was built in 1974 and the building encapsulates the history of the course.

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**Excerpts below taken from the 2019 Colorado Cultural Resource Survey Architectural Inventory Form (Resource Number: 5BL.14550)**

### **Historical background**

The entire Boulder Valley area is the ancestral homeland of numerous indigenous peoples over time. The United States acknowledges the Arapaho and Cheyenne peoples in the Fort Laramie Treaty of 1851 as their traditional territory. Haystack was the campground for the Arapahoe tribe. In addition, Haystack Mountain was a lookout for herds of bison. When Colorado was a territory, the area was surveyed by the United States Geological Survey and a pole was planted at the hill's summit.

On June 20, 1859 Carson William Arbuthnot arrived to what is now Boulder County from Tama County Iowa. Carson arrived with four sons and a son-in-law. They mined for gold in various areas of the Gold Hill and Sugar Loaf mining districts.

In 1860 C. W. Arbuthnot was voted in by the Gold Hill miners to serve as the Constable of the Gold Hill mining district. He was already serving as the Constable for the Sugar Loaf mining district. He served as Sheriff in both districts until December of 1862.

When the weather was too bad for the Arbuthnot & Sons to be mining up in the mountains, they built a cabin at Haystack Mountain along Lefthand Creek and stayed there until the weather allowed them to continue gold mining in the mountains.

The four sons of Carson were Samuel, William C., James, and Charles. Since Charles was only 12 when they were in that first area of the mines. That first winter William took his brother Charles and his brother-in-law back to Iowa. William returned in the spring. But Carson, Samuel and James stayed at Haystack Mt. The Arapaho were also camped near where the Arbuthnot men were staying. With them were the Affolter's, Jamison, Hinman and Gilespe. Haystack Mountain was a very strategic place to stay through the winter. Besides having water available at Lefthand Creek, the mountain served as an easy lookout to see when others were coming. In these early years, this mountain was easy to see from long distances since there were no trees on the plains, making Haystack Mountain a well-known landmark.

By the spring of 1864, the Arbuthnot and Sons put up all their holdings in the mountains for sale. (I have never found where any of their holdings actually sold.) They all decided to claim land around Haystack Mountain. William Carson Arbuthnot filed a homestead claim and had purchased a military script. The military script that William purchased established the 160 acres that was known as the Haystack Mountain Ranch.

He built a home there and married his neighbor, Mary Bader Arbuthnot (Daughter of John George Bader known as George Bader and niece of Nicholas Bader). In 1869 their first son was born, Fredrick Wilhelm Arbuthnot (my Grandfather). By 1880, five more children arrived to this family. Neighbors to the Arbuthnot's were the Affolter's who had the largest cabin in the area. William Arbuthnot and family along with the Affolter's hosted the Hayden survey team when they were in the area, as well as other groups who came through the area. The ranch was visited many times by Native Americans who passed through the area, knowing that there would be food left for them. Marshmallows and cheese crackers made by Mary were a favorite.

William Arbuthnot was a leader in this community of gold mining homesteaders. When county wide voting took place, it happened in his home, with his father serving as judge to this location. William served on many juries in Boulder. William and his brothers James and Samuel dug the first ditch that became the Lefthand Ditch Company. He along with Nicholas Bader dug many of the ditches around Haystack Mountain. What today is the Holland was originally named Arbuthnot Ditch no. 2. The end of Farmer's

Ditch was Arbuthnot Ditch no. 1. Carson and his son William were the road supervisors when the roads were surveyed around Haystack Mountain naming Niwot Road as well as the other early roads in this township.

William was named by the Boulder County Commissioners as the Justice of the Peace for the community of Pella, north of where they lived at Haystack. He and his wife gave \$50 for the building of the German Baptist Brothern Church (known as "the Dunkard church" in Hygiene) where they were members. This was a branch of the Mennonite church. All this taking place before 1882.

In spring of 1882, William was branding a colt in the barn which is the building which stands at the Haystack Mountain Golf Course today. While branding this colt, the colt kicked him in the chest. William died a couple of weeks later from his wounds. He left at Haystack Mt. his wife and six children (Frederick, William (known as Long Will and Samuel Arbuthnot also had a son named Will - known as Short Will), George, Melissa, Stella and Sidney. The children were from the ages of 12 to 2 years of age. After William's death, an auction was held with David Nichols the auctioneer to sell the items owned by William including the colt that had kicked him.

With the money that his wife had inherited from this sale, she was able to then apply to purchase Haystack Mountain for cash. Mary was the first person to purchase this piece of land from the U.S. Government. While the mountain all along was known as the Arbuthnot's mountain by the others who were living there, it wasn't until after 1882 that Mary was able to purchase the mountain at the going rate of \$1.25 an acre. The purchase added 80 acres to the Haystack Mountain Ranch. This is the same 240 acres originally purchased by the Ebel family to establish their golf course in the 1960's.

William Arbuthnot had known David Nichols from their days together in the gold fields. They had become friends. (Side note: When Mr. Nichols started recruiting men to fight the Indians, William tried to stop the hysteria and confronted his friend, asking him to not kill the natives. This must have turned into a heated discussion because the family story is that Mr. Nichols threw William into jail that was above the blacksmith shop in Boulder so he could cool off. Being a good Dunkard, William believed that the Native Americans should be educated and acclimated into the white culture, not killed off because they were predestined to die. This did not stop his brother James though from signing up and serving with Mr. Nichols).

The exact date of when the barn was built is unknown. It was most likely built sometime after 1869 when William and Mary married and settled in a home near Lefthand Creek (where the Ebel family home is now). While it could have been built as early as 1864 and we know it was there at least by 1882 when William was kicked by the colt. With this building still standing, it is a remnant of the gold miners in Boulder County who chose to stay and make their family homes here. Carson and all of his children were born in Pennsylvania and had moved to Iowa in 1850. But like so many, after experiencing the land that became Colorado, they couldn't leave either. Carson brought his wife here and is living in Boulder in the 1870 U.S. Census. The Census taker noted that Carson was the oldest resident in Boulder. The Arbuthnot family were leaders in the community in the earliest days, serving in a multitude of ways. They were some of the first to bring water down Lefthand Creek for the purpose of farming the land.

In later years, when the youngest son had grown, Sydney became a blacksmith (I have his diploma from the school he attended to learn the skills) and the barn became known as his blacksmith shop. Sidney also



tried to turn the family home into a hotel (first bed and breakfast?) when his sister and mother moved into Boulder. This failed and his sister and mother returned to the mountain. Mary (Bader) Arbuthnot lived into the 1920's at her beloved Haystack Mountain home. After she passed away, the children sold the 240 acres.

Above was research and written by Donlyn (Arbuthnot) Whissen

Guy Dodd bought the property in 1924. Guy was born to Alva and Della Dodd in 1893 in Colorado. In 1920 Guy and Leah Florence Swartz married. They had a daughter, Janice, in 1934. They lived in Niwot in 1930, where Guy was a cashier at Niwot State Bank. By the 1940s, they moved to Longmont, and Guy was a bookkeeper at a local bank. Guy passed away in 1988 and Florence in 1990. Both were buried at Mountain View Cemetery.

In 1935, Fred and Emma Pounds bought the property. Fred and Emma were both born in Kansas in 1883 and 1882. They married in 1908 and their children were Nina, Lloyd, and Mildred. Pounds lived in Altona and Niwot and were cattle ranchers. Fred and Emma were buried at Mountain View Memorial Park Cemetery.

Arthur and Anna Hammans bought the property from the Pounds in 1940. Arthur Ellsworth was born in 1878 in Iowa. His wife, Anna, was also born in Iowa in 1880. They were married in 1901 and had five children. They lived in Kersey, Colorado, for about 30 years as farmers before moving to Niwot. Arthur and Anna continued to be farmers in Niwot, and both were buried at Mountain View Memorial Park Cemetery.

Hammans owned the property for two years and sold it to Holland and Pearl Payne in 1942. Payne owned the property over twenty years, where they ran cattle, raised pigs, and grew grass hay. Holland was born in 1893 and Pearl in 1888. They got married in 1915, and in 1916, Robert was born. Holland passed away in 1967, Pearl in 1983, and Robert in 1943.

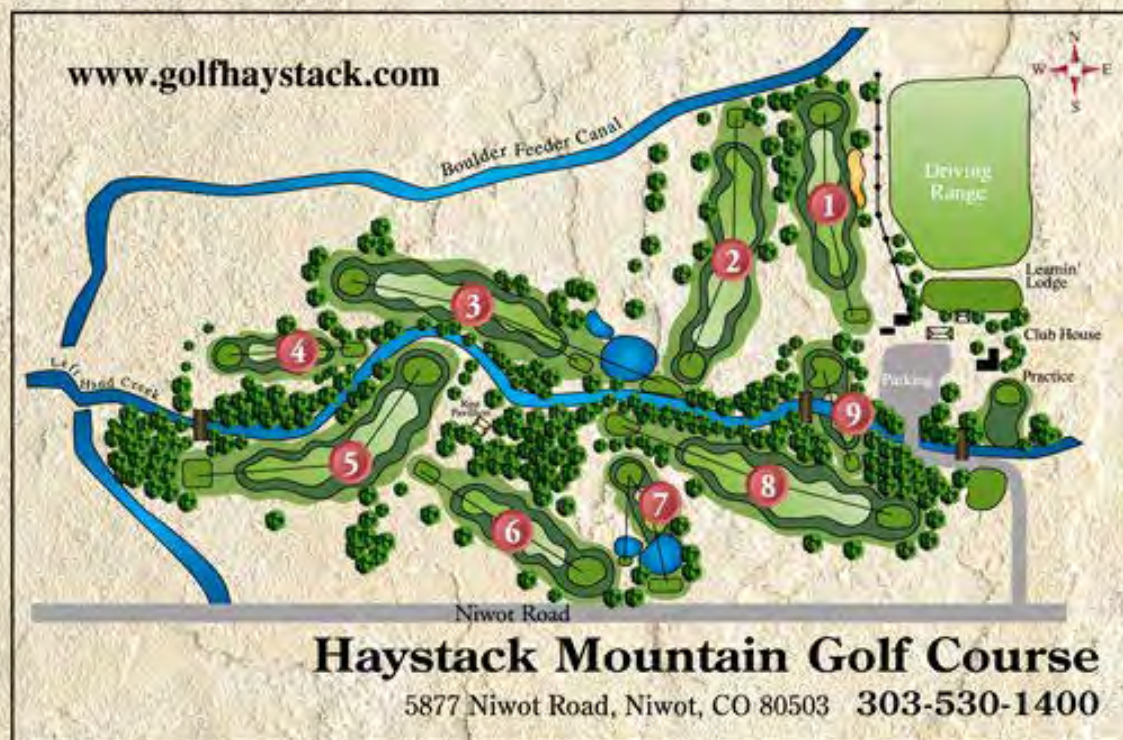
Then in 1963, Clarence "Bud" and Lois Ebel bought the property. Ebels came to Boulder in 1955 from Illinois. Bud Ebel quit his teaching job, purchased the property, and started construction on the golf course. With hired help and Ebels family, they built the golf course one rock at a time, and with the financial help of Lois's parents, it wouldn't have been possible. The nine-hole golf course opened in July of 1966. Heather Ebel mentioned the Livingroom of the house was used as a clubhouse before the current one was built in 1974.

By the 1980s, a family came and ran the business for the Ebels. Clay Johns was the grounds manager and his mother, Helen, oversaw the clubhouse. Ebel took over management again in the 1990s.

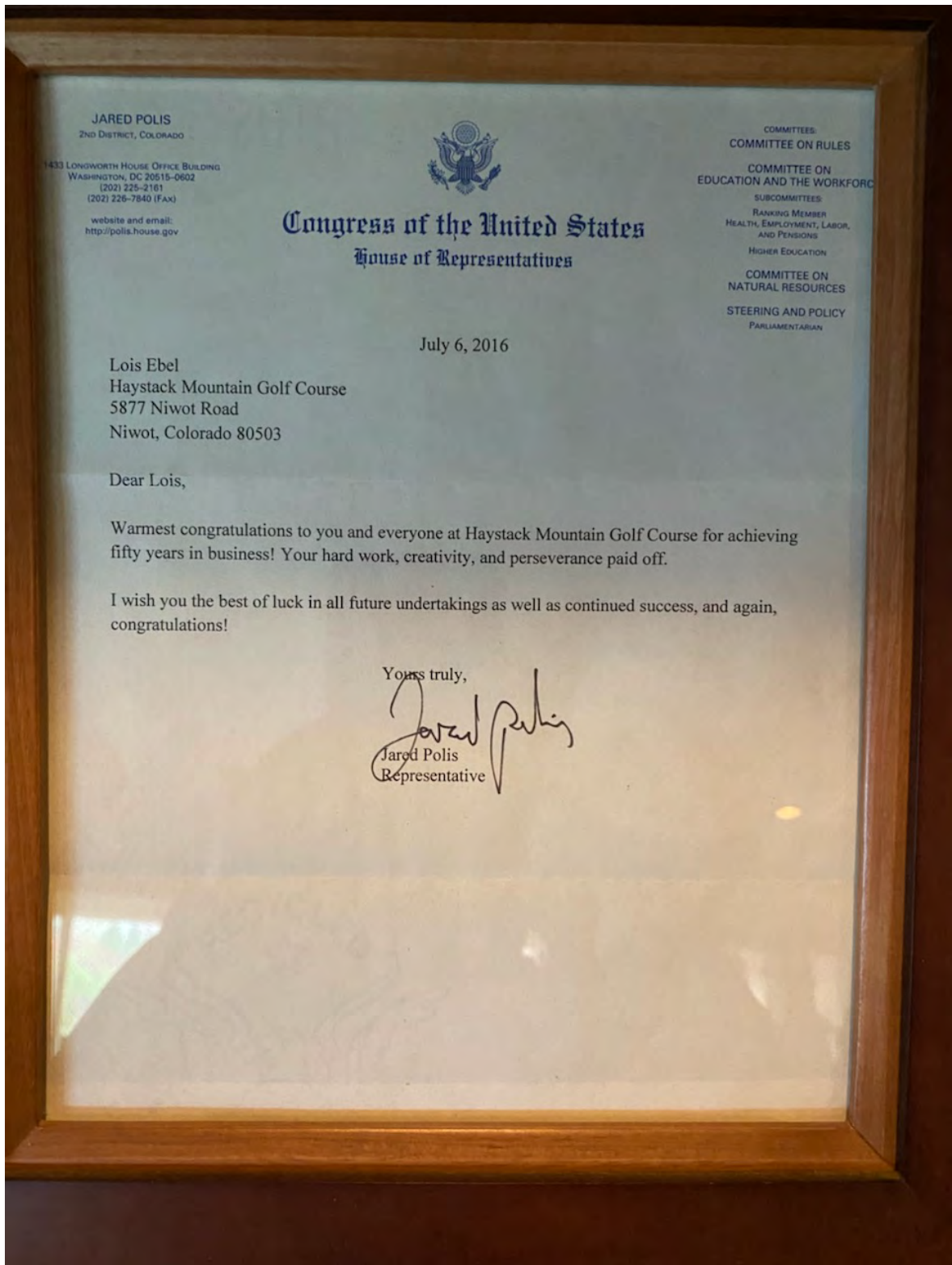
The golf course is known for its teaching, and C.J. Ebel started No Embarrassment Golf School. C.J. is a professional golf instructor, and the sessions have earned national accolades. Lois started the Et Yet? Inn. It became a popular breakfast and lunch restaurant and Julia, daughter of Lois, helped manage the restaurant. In the mid-1990s, Heather opened the Golders Grill. In addition, the property hosted weddings and other events. The property was damaged by the 2013 floods but has since been repaired. The children Lois took over management and ownership of the property after her passing.

**Haystack Mountain Golf Course Score Card**

Hole	1	2	3	4	5	6	7	8	9	Total
<b>Blue Tees</b>	259	287	359	164	275	221	145	318	125	2153
<b>Blue Handicap</b>	5	4	1	7	3	6	8	2	9	
<b>Hole</b>	4	4	4	3	4	3	3	4	3	32
<b>Red Tees</b>	250	271	255	114	260	197	105	281	75	1808
<b>Red Handicap</b>	5	4	2	7	3	6	8	1	9	



Letter dated July 6, 2016 from Senator Polis (Now, Governor Polis) congratulating Lois Ebel for 50 years in business.



## Course Description

### **Along the Lefthand Creek**

Resting in the shadow of Haystack Mountain, the course was designed to fit in with the surrounding landscape to stay in tune with nature. The greens flow naturally in the rolling terrain with minimal contouring. It is a flat course, known as links-style (based on original Scottish courses), and winds around Left Hand Creek through old cottonwood trees, offering unparalleled views of the Flatirons and the Western Slope. To help preserve the spirit of the game, walking is required.

The 2153-yard, par 32 golf course near Denver is a haven for beginners, old timers, couples, juniors, and polished players, taking on average about two hours to play. Beginners are not overwhelmed by length, and the course is long enough for seasoned golfers to use all of their clubs.

Fairways are wide with roughs cut short. Five holes have double tees, and three play over water. The 3rd hole, a 320 yard par 4 doglegs left and plays over a pond with a small green that cannot be seen from the tee. The 4th hole is 144 yards long, with no trees or hazards, offering a flat medium-sized green—a great chance for a birdie!

This is a place to have fun! As Bobby Jones said, “...after all, golfing is a game.”

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## The Historical Property at Haystack Mountain

### **Our Land**

The land from which Haystack Mountain Golf Course was carved is entrenched in Native American and U.S. history. In the early 1800's, Chief Niwot (or Left Hand) and his Arapahoe tribe chose this land and its surrounds as their winter home. Haystack Mountain served as a high lookout for small herds of buffalo, its sunny slope provided protection from harsh winds, and Left Hand Creek ran with fish and clear mountain water. In 1858, history reports that Chief Niwot was the Indian who met the first settlers coming into the region, and many more followed.

Eventually, with the continuing unrest between the settlers and the Indians, Chief Niwot moved his tribe to eastern Colorado near Sand Creek. There at the Battle of Sand Creek, Chief Niwot was killed. .

Another early resident, Jacob Affolter, a white settler in 1860, chose the Haystack area to build a sturdy cabin constructed of hand hewn logs. This cabin was his family home, and because of its large size and sturdiness, it became the first meeting house in the area. It stood just west of Haystack's 5th tee. The Longmont Historical Society has since moved it to Old Mill Park where it stands today.

The 240 acre tract of land including Haystack Mountain, the land south to Niwot Road and north to Oxford Road was purchased by the Ebel family in 1963 from Holland & Pearl Payne. Owners for twenty-five years,

the Paynes ran cattle, raised pigs, and grew grass hay. Holland and Pearl Payne's home was the original 1850s settler's shack with a small farm house addition. This settler's home remains today with additions built around it - space needed for the eventual Ebel family of six children.

Other original structures of the early 1900s still remain. The horse barn stores golf equipment; close by is the superintendent's office and shop. Also, ranch buildings and pig houses stand west of the 1st tee.

From the start, the Ebel family put it's "shoulder to the wheel." The seed money for the land purchase came from household savings and family members. With no "finance package" for the buying of equipment, creative ways had to be found to get a golf course built on Colorado's rocky-river bottom land. A large vegetable garden was planted. Chickens were raised.

Other workers came – people who needed a temporary place to live. They installed irrigation pipes. They picked up rocks.

One shining example of a man who did all of that was, Vernon Brown. At 75 years young, after riding a tractor, laying pipe, planting corn, his cheerful invitation to supper would be, "Have you et yet?" Vernon was a kindly inspiration to hard work, friendship, and the future of Haystack.

In honor of Vernon, Haystack's little restaurant of the late 70's was named the "Et Yet? Inn". The Et Yet? Inn became well known for its emphasis on healthful freshly prepared food served in a relaxed and friendly atmosphere.

Even though, by the 80s, the golf course was becoming popular in the community, clouds were forming on the Ebel family's horizon. During those tough years, a wonderful family came along and ran the business for the Ebels. Clay Johns, managed the grounds, and his mother, Helen, was in charge of the clubhouse. A cheerful, honest, hard-working family, they kept Haystack customers coming back to the same welcoming family atmosphere that had been achieved through much sacrifice.

After management was returned to the Ebels in the 90s, major improvements on the course and innovative programs for golfers were implemented. Today, Haystack is building its reputation as a teaching course. CJ, son of the owner, brought to Haystack the *No Embarrassment Golf School*, and this plan for beginner-friendly play has earned it accolade nationally. The driving range tee is three times its original size. A short game practice area and an all weather instruction and practice building is complete. Tees have been enlarged and holes lengthened to add challenge for every level of golfer.

Since the 1800s, this land has been cherished for its beauty, bounty, adversity, and challenge. Today, Haystack Mountain Golf Course remains a place where golfers of all ages and abilities can play in a relaxed, natural and historical setting. What better place for the game of golf?

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## **The Family at Haystack Mountain**

### **Our Family**

For more than 50 years, Haystack has been owned and operated by the Ebel family. The children - Autumn, Julia, Shauna, Heather, Zhanna and CJ - have held every position imaginable at a golf operation, from running the restaurant to washing balls and filling buckets. We are proud that our family have built and made Haystack the success it is today.

An honorary family member for his support and devotion, course superintendent Clay Johns has been with Haystack Mountain for more than thirty years. Mike Hammerstone is the new Operations Manager, and he has fit right in to the close relationships here.

Lois' first and second daughters, Autumn and Julia, grew up building the golf course and driving range with Bud and Lois. In those early days there was also weeding to be done in the garden, taking care of the chickens (that have recently returned!), and caring for the four younger siblings as they arrived. Julia also helped Lois create and managed for several years, Haystack's famous breakfast and lunch restaurant, the Et Yet? Inn. Shauna, Heather, Zhanna and C.J. all worked at the front desk or in the restaurant as well.

Lois' fifth daughter, Zhanna and her husband Adam, worked at and provided administrative management at the course from 1996 to 2012.

CJ, the youngest sibling, only son and golf professional, along with his wife Maxine, helped improve the lands and services, brought exciting events and weddings to the property, and provided a vision for what Haystack could become.

The family tradition continues to be passed down to the third and fourth generations, as Zhanna and Adam's daughters, Aspen and Adara, before going to college, served food and drinks at Haystack's signature Wednesday night event, Grill Night. Julia and husband Scott along with their children, Aaron and Sheah, and granddaughter Evalynn, pitched in for months of grounds clean-up and volunteer coordination after the flood of 2013 and are leading re-energized Haystack's event venue, Haystack Hearth. Scott has also been the resident architect and construction manager for the residence, as well as renovation projects, for many years.

With more than 63 courses in the Denver/Boulder area today, the Ebel's have carved out a niche as a teaching course that caters to a broad range of golfers while focusing on course improvements rather than expansion. We hope you get a sense of family when you join us for a friendly, relaxing day at Haystack.

Matriarch Lois Ebel passed away on July 10, 2016. With her passing, the property has passed into ownership by the Haystack Living Trust, which is comprised of her six children. The Trust is working diligently to continue the tradition of warmth and grace that Lois brought to the business and land.

## Continuation Sheet - Section 5

### DESCRIPTION

**Excerpts below taken from the 2019 Colorado Cultural Resource Survey Architectural Inventory Form (Resource Number: 5BL.14550)**

“The clubhouse is rectangular, single story and has a concrete foundation. It was built in 1974, wood-framed in construction, and brick for an exterior finish with decorative patterns. The north elevation has a screened-in patio. Centering the south elevation is a glazed door and metal sliding window. The east elevation is also screened-in and has three screen doors. The clubhouse has a gable roof with asphalt shingle and metal gutters and a cupola centering the roof.”

“The garage is in the farm photo circa 1905. The date of construction is unknown. The exterior siding has been replaced with plywood. The garage doors, windows, and metal door have been added after 1963.”

“The exact date of when the barn was built is unknown. It was most likely built sometime after 1869 when William and Mary married and settled near Lefthand Creek (where the Ebel family home is now). While it could have been built as early as 1864, and we know it was there at least by 1882 when the colt kicked William. The roof was replaced at some point. A lean-to shed toward the west was demolished, and possibly a concrete foundation was added. “

## **Continuation Sheet - Section 6** **STATEMENT OF SIGNIFICANCE**

### **Boulder County Criteria for Landmark Designation**

The barn, garage, and the Haystack Mountain Golf Course Clubhouse located at 5767 Niwot Road meet three of the criteria for landmark designation in the Boulder County Historic Preservation Regulations (Section 1-501):

1. The character, interest, or value of the proposed landmark is important as part of the development, heritage, or cultural characteristics of the County.
3. The proposed landmark is identified with a person or persons significantly contributing to local, county, state, or national history.
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.

### **NARRATIVE**

The barn, garage, and the Haystack Mountain Golf Course Clubhouse located at 5767 Niwot Road are important historical structures for their association with Boulder County's history from the 1800s thru October 2021.

The barn (built sometime around/before 1882) and the garage (built sometime around/before 1905) tell the story of early settlers to the Haystack Mountain area. These two structures were repurposed for golf course needs when the property became a golf course in the 1960s.

Haystack Mountain Golf Course was a popular nine-hole golf course/recreational meeting spot for locals in the area. It opened July 1966 and closed October 2021. The golf course's Clubhouse was built in 1974 and the building encapsulates the history of the course.

Lois Ebel and her family owned and operated this special golf course for over 50 years before it closed October 2021. Architecturally, the clubhouse is distinctive because of its sophisticated brick exterior with unique decorative designs, including a handful of crosses.

**Period of Significance**  
1800s – 2021



### Significant Persons

The Arapahoe Tribe, William Carson Arbuthnot, Mary (Bader) Arbuthnot, Guy Dodd, Fred and Emma Pounds, Arthur and Anna Hammans, Holland and Pearl Payne, Clarence "Bud" and Lois Ebel, and Alexander and Jaclyn Hester.

### Significant Dates

1862 - Arbuthnot & Sons built cabin at Haystack Mountain along Left Hand Creek

1864 - William Carson Arbuthnot filed a homestead claim and had purchased a military script. The military script that William purchased established the 160 acres that was known as the Haystack Mountain Ranch.

1882 – The barn was built sometime around 1882.

1882 - William Arbuthnot kicked by a colt in the barn that still exists today. He died soon thereafter.

Sometime after 1882/after William died – his wife, Mary Bader Arbuthnot (Daughter of John George Bader known as George Bader and niece of Nicholas Bader), purchased the mountain at the going rate of \$1.25 an acre. The purchase added 80 acres to the Haystack Mountain Ranch. This is the same 240 acres originally purchased by the Ebel family to establish their golf course in the 1960's.

Mary (Bader) Arbuthnot lived into the 1920's at her beloved Haystack Mountain home. After she passed away, the children sold the 240 acres.

1905 – The garage was built sometime around 1905.

1924 - Guy Dodd bought the property

1935 - Fred and Emma Pounds bought the property.

1940 - Arthur and Anna Hammans bought the property.

1942 - Holland and Pearl Payne bought the property. Payne owned the property over twenty years, where they ran cattle, raised pigs, and grew grass hay.

1963 - Clarence "Bud" and Lois Ebel bought the property. Ebels came to Boulder in 1955 from Illinois.

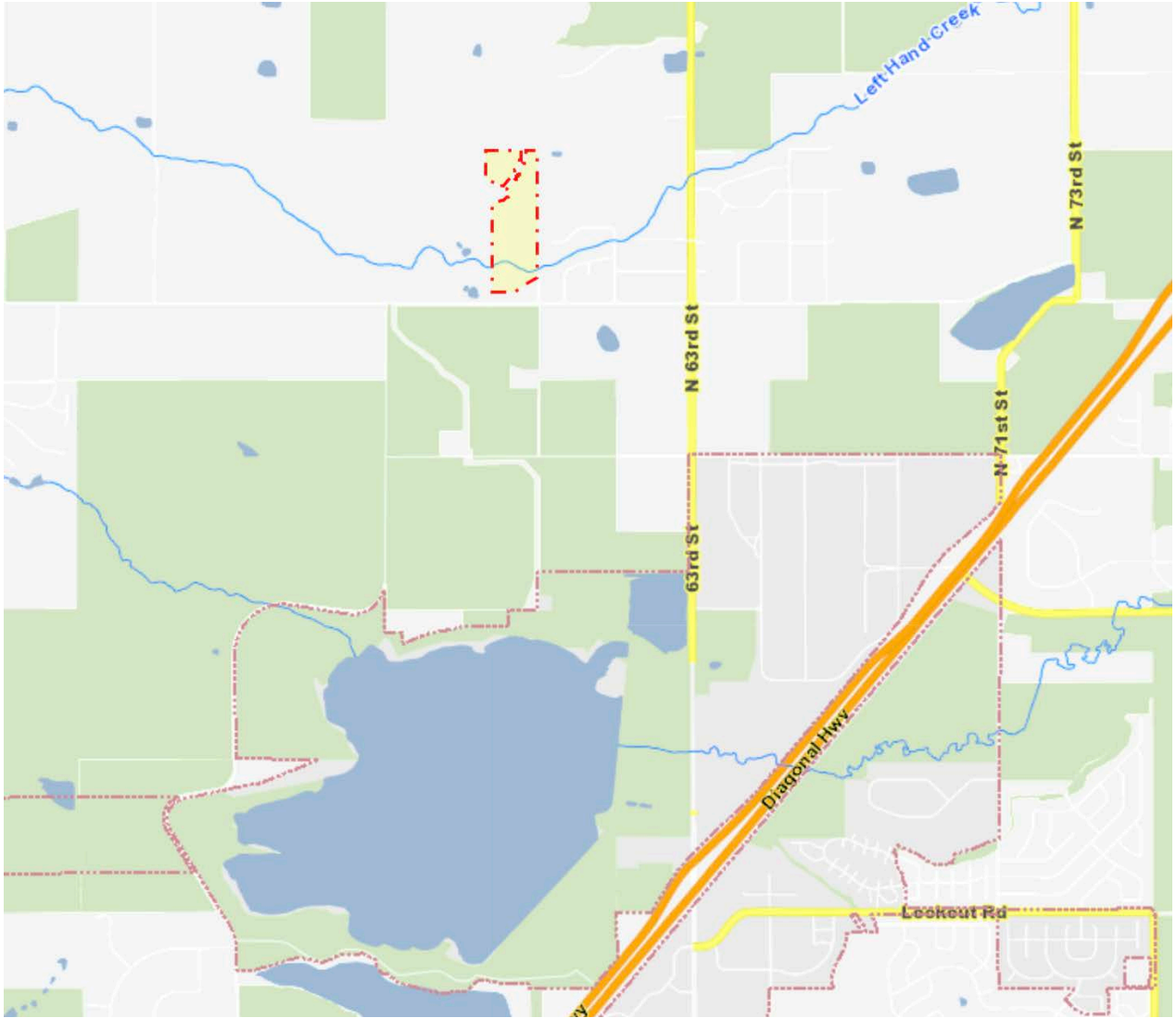
July of 1966 - The nine- hole golf course known as Haystack Mountain Golf Course opened.

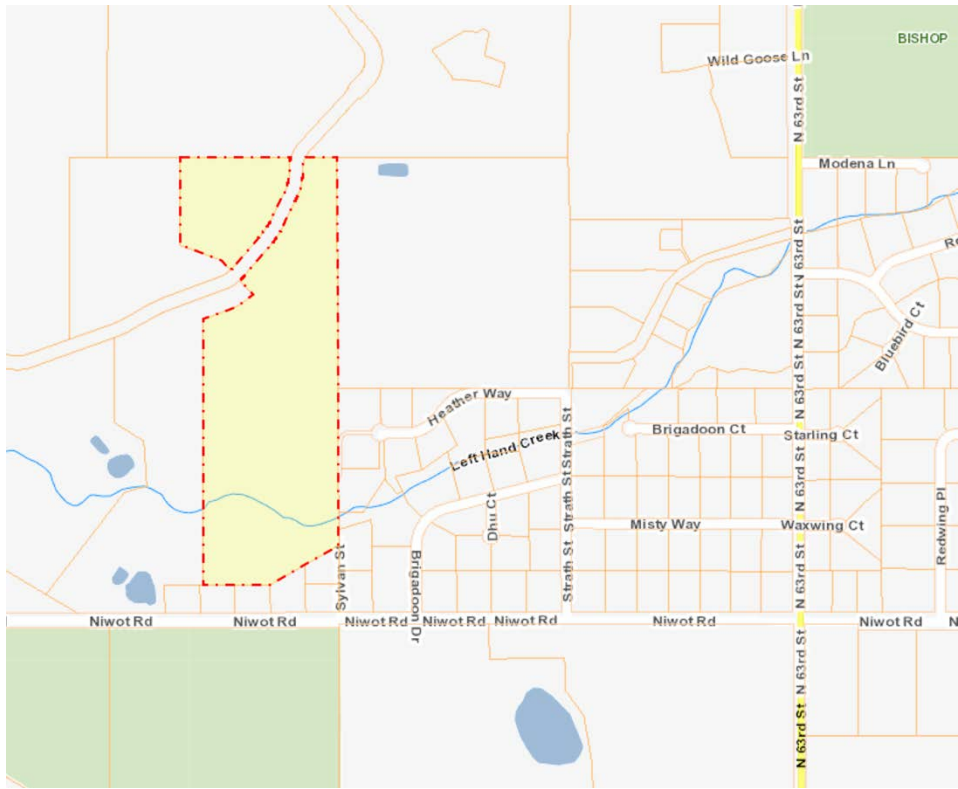
1974 – The Clubhouse was built.

October 2021 – The golf course officially closes for business.

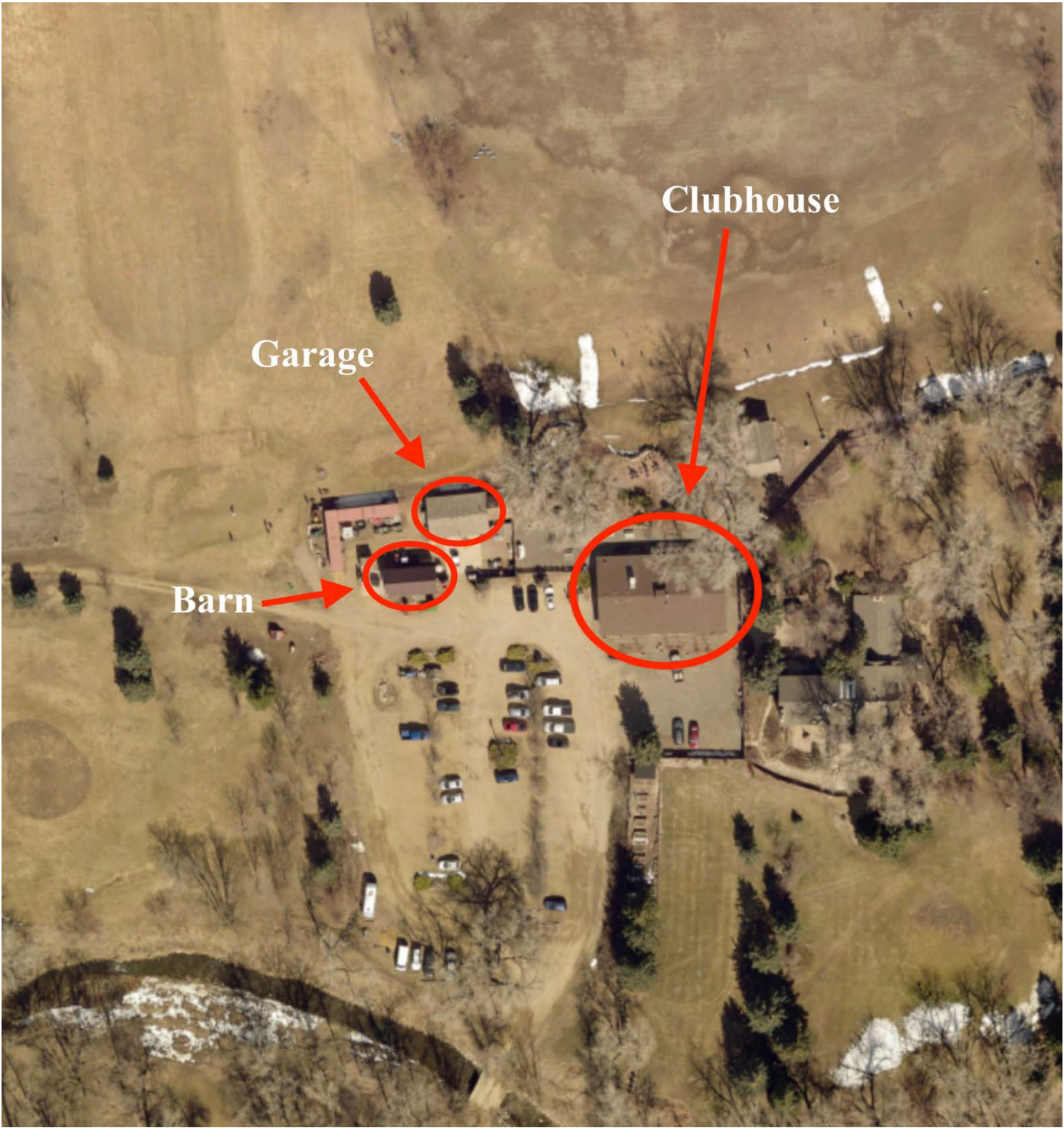
November 2021 - Alexander and Jaclyn Hester bought the property.

**Maps (next few pages)**













Resource Number: 5BL.14550  
Temporary Resource Number:

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
 Determined Eligible- NR  
 Determined Not Eligible- NR  
 Determined Eligible- SR  
 Determined Not Eligible- SR  
 Need Data  
 Contributes to eligible NR District  
 Noncontributing to eligible NR District

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### I. Identification

1. Resource number: **5BL.14550**  
Temporary resource number:
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Haystack Mountain Ranch**
6. Current building name: **Haystack Mountain Golf Course**
7. Building address: **5877 Niwot Road**
8. Owner name and address:  
**HAYSTACK LIVING TRUST**  
**5877 Niwot Road, Longmont**

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### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 2N Range 70  
SW ¼ and SW ¼ and W½ of NW ¼ of section 27
10. UTM reference  
Zone ; 13N 481452 mE 4439157 mN
11. USGS quad name: Niwot  
Year: 2019 Map scale: 7.5'  15'  Attach photo copy of appropriate map section.
12. Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification:  
**The property is located at 5877 Niwot Road and the legal description is SW 1/4 LESS 10.4 AC & W 1/2  
NW 1/4 LESS 6.26 ACS 27-2N-70 - GOLF COURSE 70 ACS M/L TOTAL PROPERTY SIZE 223 ACS M/L**

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### III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length \_\_\_ x Width \_\_\_



Resource Number: 5BL.14550

Temporary Resource Number:

16. Number of stories: **2**

17. Primary external wall material(s): **Wood Boards**

18. Roof configuration: **Gable**

19. Primary external roof material: **Corrugated**

20. Special features:

General architectural description:

**The barn is rectangular, two stories, and has a dirt and concrete foundation. Its wood framed in construction and has a wood boards for an exterior finish. There's a wood Dutch door and a wood hopper door on the south elevation. The east and west elevation have opening, possibly from a hay door. The roof is gable with corrugated finish and exposed rafter tails.**

21. Architectural style/building type: **Vernacular**

22. Landscaping or special setting features:

**The property is off Niwot Road on a long dirt driveway. The house and structures are near Lefthand Creek. There are deciduous and evergreen trees surrounding the main buildings. The rest of the property has a nine-hole golf course and Haystack Mountain.**

23. Associated buildings, features, or objects:

1: Type: **Garage**

Description: **The garage is rectangular, single-story and has a concrete footer foundation. The garage is wood framed in construction and has an exterior finish of rolled roofing to the north and the rest of the structure has a plywood finish. The south elevation has two wood garage doors and a metal glazed two-panel door—there's a picture window to the east and a boarded-up window toward the west. The roof is a side gable with wood shingles and exposed rafter tails.**

2: Type: **Shed with Corrugated Roof**

Description: **The shed is rectangular, single-story and has a dirt foundation. The shed is wood framed in construction and has an exterior finish of wood boards. The west elevation shares the wall of the garage. The shed has a corrugated gable roof.**

3: Type: **Learn-n Lodge**

Description: **The structure is rectangular, single-story, and rests on a construction foundation. The shed is wood framed in construction and has an exterior finish of lapped wood boards. The north elevation has two large wood double doors. The south elevation has a metal four-panel door and a vinyl sliding window. The east elevation has a vinyl sliding window, and four grouped 1/1 single-hung vinyl windows. The west elevation has a vinyl sliding window, and four grouped 1/1 single-hung vinyl windows. There's also a metal six-panel door and an uncovered brick patio. The structure has a cross-gable wood shingle roof.**

4: Type: **House**

Description: **The house is L-shaped, two-story, and has a concrete foundation. It has wood framing for construction and has an exterior finish of horizontal wood-lapped boards and decorative pattern brick. The original section of the house has hewn logs for construction. The north elevation has bay windows, several stained-glass windows, and a small deck toward the east. There's a glazed wood door for the main entrance and leads to a brick-paved courtyard. The south elevation has bay windows towards the west and an entrance off of a bricked patio. Centering the elevation is another glazed door and roof porch. The east elevation has the original section of the house to the southeast and has a glazed double door and a porch on the second floor. Three vinyl glazed double doors lead to a brick patio toward the northeast. Each elevation also has fixed, casement, or single-hung vinyl windows. The roof is cross gable with asphalt shingle with metal gutters. The original section of the house has wood shingles. There are three brick chimneys located on the exterior end of the north and west elevation—the third chimney centering the roof of the original house.**

5: Type: **Clubhouse**

Description: **The clubhouse is rectangular, single story and has a concrete foundation. It was built in 1974, wood-framed in construction, and brick for an exterior finish with decorative patterns. The north elevation has a screened-in patio. Centering the south elevation is a glazed door and metal sliding window. The east elevation is also screened-in and has three screen doors. The clubhouse has a gable roof with asphalt shingle and metal gutters and a cupola centering the roof.**

6: Type: **Green Shed**

Description: **The building is rectangular, single story and has a concrete foundation. Its wood-framed in construction and has horizontal drop wood siding with one by corner trim. The north elevation has a six-panel wood door, and the south elevation has a closed-in window. The east elevation has a fixed one-lite window. Lastly, the shed has a front gable roof with wood shingles.**

7: Type: **Pig Sheds**

Description: **The buildings are rectangular, single-story, and have a dirt foundation. They are wood framed in construction and have horizontal drop wood siding. The roofs are corrugated gable roofs.**

Type: **Wood Shingle Shed**

Description: **The shed is rectangular, single story and has a dirt foundation. It is wood framed in construction and has pattern plywood for an exterior finish. There's a plywood door on the east elevation. It has a front gable roof with wood shingles.**

9: Type: **Tan Shed**

Description: **The shed is rectangular, single story and has a dirt foundation. It is wood framed in construction and has pattern plywood for an exterior finish. There's a metal door on the south elevation. It has a front gable roof with wood shingles.**

Resource Number: 5BL.14550

Temporary Resource Number:

10: Type: **Shed with Shed Roof**

Description: **The shed is rectangular, single story and has a dirt foundation. It is wood framed in construction and has a vinyl exterior finish. The south elevation has a 1/1 double-hung window and the east elevation has a vinyl sliding window and a metal door. It has a shed roof with a metal channel and extended rafter tails.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1869-1882** Actual:

Source of information: **Research by Donlyn (Arbuthnot) Whissen**

26. Architect: **William and Mary Arbuthnot**

Source of information: **Research by Donlyn (Arbuthnot) Whissen**

27. Builder/Contractor: **William and Mary Arbuthnot**

Source of information: **Research by Donlyn (Arbuthnot) Whissen**

28. Original owner: **William and Mary Arbuthnot**

Source of information: **Research by Donlyn (Arbuthnot) Whissen**

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

1: Type: **Barn**

Construction History: **The exact date of when the barn was built is unknown. It was most likely built sometime after 1869 when William and Mary married and settled near Lefthand Creek (where the Ebel family home is now). While it could have been built as early as 1864, and we know it was there at least by 1882 when the colt kicked William. The roof was replaced at some point. A lean-to shed toward the west was demolished, and possibly a concrete foundation was added.**

2: Type: **Garage**

Construction History: **The garage is in the farm photo circa 1905. The date of construction is unknown. The exterior siding has been replaced with plywood. The garage doors, windows, and metal door have been added after 1963.**

3: Type: **Shed with Corrugated Roof**

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

4: Type: **Learn-n Lodge**

Construction History: **It's unknown when Learn-n Lodge was built. The windows and doors have all been replaced.**

5: Type: **House**

Construction History: **The house was built circa 1868 by William Arbuthnot. There were additions towards the north and south before 1963. When the Ebels bought the property, the house didn't have running water or heat, which they quickly updated. There was a long wing addition toward the north in the mid-1960s. Other additions were added in the mid-1970s. Most of the doors and windows have been replaced, and the exterior siding has been changed.**

6: Type: **Clubhouse**

Construction History: **The clubhouse was built in 1974 and it's unknown if there were any alterations completed.**

7: Type: **Green Shed**

Construction History: **It's unknown when the shed was built but original to the property.**

8: Type: **Pig Sheds**

Construction History: **It's unknown when the sheds were built.**

9: Type: **Wood Shingle Shed**

Construction History: **It's unknown when the shed was built and if there were any alterations.**

10: Type: **Tan Shed**

Construction History: **It's unknown when the shed was built and if there were any alterations.**

11: Type: **Shed with Shed Roof**

Construction History: **It's unknown when the shed was built and if there were any alterations.**

12: Type: **Demolished Structures**

Construction History: **Looking at historical photos of the farm there are several structures that have been demolished. It's unknown when the demolitions happened but some were after 1963.**

30. Original location:  Moved:  Date of move(s): **1970**

**Jacob Affolter, in 1860, built the cabin which stood just west of the golf course's 5th tee. It was the largest cabin in the area at the time, so it saw lots of weddings and funerals. The Dodd brothers donated the cabin, and the Niwot Men's Club helped move it in 1970. It was moved to Old Mill Park (237 Pratt Street, Longmont), and the Longmont Historical Society completed rehabilitation in 1985.**

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#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Agriculture**

32. Intermediate use(s): **Agriculture**

33. Current use(s): **Recreation**

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

35. Historical background:

**The entire Boulder Valley area is the ancestral homeland of numerous indigenous peoples over time. The United States acknowledges the Arapaho and Cheyenne peoples in the Fort Laramie Treaty of 1851 as their traditional territory. Haystack was the campground for the Arapahoe tribe. In addition, Haystack Mountain was a lookout for herds of bison. When Colorado was a territory, the area was surveyed by the United States Geological Survey and a pole was planted at the hill's summit.**

Resource Number: 5BL.14550

Temporary Resource Number:

**On June 20, 1859 Carson William Arbuthnot arrived to what is now Boulder County from Tama County Iowa. Carson arrived with four sons and a son-in-law. They mined for gold in various areas of the Gold Hill and Sugar Loaf mining districts.**

**In 1860 C. W. Arbuthnot was voted in by the Gold Hill miners to serve as the Constable of the Gold Hill mining district. He was already serving as the Constable for the Sugar Loaf mining district. He served as Sheriff in both districts until December of 1862.**

**When the weather was too bad for the Arbuthnot & Sons to be mining up in the mountains, they built a cabin at Haystack Mountain along Lefthand Creek and stayed there until the weather allowed them to continue gold mining in the mountains.**

**The four sons of Carson were Samuel, William C., James, and Charles. Since Charles was only 12 when they were in that first area of the mines. That first winter William took his brother Charles and his brother-in-law back to Iowa. William returned in the spring. But Carson, Samuel and James stayed at Haystack Mt. The Arapaho were also camped near where the Arbuthnot men were staying. With them were the Affolter's, Jamison, Hinman and Gilespe. Haystack Mountain was a very strategic place to stay through the winter. Besides having water available at Lefthand Creek, the mountain served as an easy lookout to see when others were coming. In these early years, this mountain was easy to see from long distances since there were no trees on the plains, making Haystack Mountain a well-known landmark.**

**By the spring of 1864, the Arbuthnot and Sons put up all their holdings in the mountains for sale. (I have never found where any of their holdings actually sold.) They all decided to claim land around Haystack Mountain. William Carson Arbuthnot filed a homestead claim and had purchased a military script. The military script that William purchased established the 160 acres that was known as the Haystack Mountain Ranch.**

**He built a home there and married his neighbor, Mary Bader Arbuthnot (Daughter of John George Bader known as George Bader and niece of Nicholas Bader). In 1869 their first son was born, Fredrick Wilhelm Arbuthnot (my Grandfather). By 1880, five more children arrived to this family. Neighbors to the Arbuthnot's were the Affolter's who had the largest cabin in the area. William Arbuthnot and family along with the Affolter's hosted the Hayden survey team when they were in the area, as well as other groups who came through the area. The ranch was visited many times by Native Americans who passed through the area, knowing that there would be food left for them. Marshmallows and cheese crackers made by Mary were a favorite.**

Resource Number: 5BL.14550

Temporary Resource Number:

**William Arbuthnot was a leader in this community of gold mining homesteaders. When county wide voting took place, it happened in his home, with his father serving as judge to this location. William served on many juries in Boulder. William and his brothers James and Samuel dug the first ditch that became the Lefthand Ditch Company. He along with Nicholas Bader dug many of the ditches around Haystack Mountain. What today is the Holland was originally named Arbuthnot Ditch no. 2. The end of Farmer's Ditch was Arbuthnot Ditch no. 1. Carson and his son William were the road supervisors when the roads were surveyed around Haystack Mountain naming Niwot Road as well as the other early roads in this township.**

**William was named by the Boulder County Commissioners as the Justice of the Peace for the community of Pella, north of where they lived at Haystack. He and his wife gave \$50 for the building of the German Baptist Brothern Church (known as "the Dunkard church" in Hygiene) where they were members. This was a branch of the Mennonite church. All this taking place before 1882.**

**In spring of 1882, William was branding a colt in the barn which is the building which stands at the Haystack Mountain Golf Course today. While branding this colt, the colt kicked him in the chest. William died a couple of weeks later from his wounds. He left at Haystack Mt. his wife and six children (Frederick, William (known as Long Will and Samuel Arbuthnot also had a son named Will - known as Short Will), George, Melissa, Stella and Sidney. The children were from the ages of 12 to 2 years of age. After William's death, an auction was held with David Nichols the auctioneer to sell the items owned by William including the colt that had kicked him.**

**With the money that his wife had inherited from this sale, she was able to then apply to purchase Haystack Mountain for cash. Mary was the first person to purchase this piece of land from the U.S. Government. While the mountain all along was known as the Arbuthnot's mountain by the others who were living there, it wasn't until after 1882 that Mary was able to purchase the mountain at the going rate of \$1.25 an acre. The purchase added 80 acres to the Haystack Mountain Ranch. This is the same 240 acres originally purchased by the Ebel family to establish their golf course in the 1960's.**

**William Arbuthnot had known David Nichols from their days together in the gold fields. They had become friends. (Side note: When Mr. Nichols started recruiting men to fight the Indians, William tried to stop the hysteria and confronted his friend, asking him to not kill the natives. This must have turned into a heated discussed because the family story is that Mr. Nichols threw William into jail that was above the blacksmith shop in Boulder so he could cool off. Being a good Dunkard, William believed that the Native Americans should be educated and acclimated into the white culture, not killed off because they were**

Resource Number: 5BL.14550

Temporary Resource Number:

**predestined to die. This did not stop his brother James though from signing up and serving with Mr. Nichols).**

**The exact date of when the barn was built is unknown. It was most likely built sometime after 1869 when William and Mary married and settled in a home near Lefthand Creek (where the Ebel family home is now). While it could have been built as early as 1864 and we know it was there at least by 1882 when William was kicked by the colt. With this building still standing, it is a remnant of the gold miners in Boulder County who chose to stay and make their family homes here. Carson and all of his children were born in Pennsylvania and had moved to Iowa in 1850. But like so many, after experiencing the land that became Colorado, they couldn't leave either. Carson brought his wife here and is living in Boulder in the 1870 U.S. Census. The Census taker noted that Carson was the oldest resident in Boulder. The Arbuthnot family were leaders in the community in the earliest days, serving in a multitude of ways. They were some of the first to bring water down Lefthand Creek for the purpose of farming the land.**

**In later years, when the youngest son had grown, Sydney became a blacksmith (I have his diploma from the school he attended to learn the skills) and the barn became known as his blacksmith shop. Sidney also tried to turn the family home into a hotel (first bed and breakfast?) when his sister and mother moved into Boulder. This failed and his sister and mother returned to the mountain. Mary (Bader) Arbuthnot lived into the 1920's at her beloved Haystack Mountain home. After she passed away, the children sold the 240 acres.**

**Above was research and written by Donlyn (Arbuthnot) Whissen**

**Guy Dodd bought the property in 1924. Guy was born to Alva and Della Dodd in 1893 in Colorado. In 1920 Guy and Leah Florence Swartz married. They had a daughter, Janice, in 1934. They lived in Niwot in 1930, where Guy was a cashier at Niwot State Bank. By the 1940s, they moved to Longmont, and Guy was a bookkeeper at a local bank. Guy passed away in 1988 and Florence in 1990. Both were buried at Mountain View Cemetery.**

**In 1935, Fred and Emma Pounds bought the property. Fred and Emma were both born in Kansas in 1883 and 1882. They married in 1908 and their children were Nina, Lloyd, and Mildred. Pounds lived in Altona and Niwot and were cattle ranchers. Fred and Emma were buried at Mountain View Memorial Park Cemetery.**

**Arthur and Anna Hammans bought the property from the Pounds in 1940. Arthur Ellsworth was born in 1878 in Iowa. His wife, Anna, was also born in Iowa in 1880. They were married in 1901 and had five**

Resource Number: 5BL.14550

Temporary Resource Number:

**children. They lived in Kersey, Colorado, for about 30 years as farmers before moving to Niwot. Arthur and Anna continued to be farmers in Niwot, and both were buried at Mountain View Memorial Park Cemetery.**

**Hammans owned the property for two years and sold it to Holland and Pearl Payne in 1942. Payne owned the property over twenty years, where they ran cattle, raised pigs, and grew grass hay. Holland was born in 1893 and Pearl in 1888. They got married in 1915, and in 1916, Robert was born. Holland passed away in 1967, Pearl in 1983, and Robert in 1943.**

**Then in 1963, Clarence "Bud" and Lois Ebel bought the property. Ebels came to Boulder in 1955 from Illinois. Bud Ebel quit his teaching job, purchased the property, and started construction on the golf course. With hired help and Ebels family, they built the golf course one rock at a time, and with the financial help of Lois's parents, it wouldn't have been possible. The nine-hole golf course opened in July of 1966. Heather Ebel mentioned the Livingroom of the house was used as a clubhouse before the current one was built in 1974.**

**By the 1980s, a family came and ran the business for the Ebels. Clay Johns was the grounds manager and his mother, Helen, oversaw the clubhouse. Ebel took over management again in the 1990s.**

**The golf course is known for its teaching, and C.J. Ebel started No Embarrassment Golf School. C.J. is a professional golf instructor, and the sessions have earned national accolades. Lois started the Et Yet? Inn. It became a popular breakfast and lunch restaurant and Julia, daughter of Lois, helped manage the restaurant. In the mid-1990s, Heather opened the Golders Grill. In addition, the property hosted weddings and other events. The property was damaged by the 2013 floods but has since been repaired. The children Lois took over management and ownership of the property after her passing.**

**The property was recently sold to Michael Markel, who owns Markel Home LLC and plans to divide up the property. Haystack Mountain Golf Course plans to stay open until September of 2021.**

36. Sources of information:

**1851 Map Treaty of Fort Laramie**

**Ancestry.com Searches.**

**Boulder County Clerk & recorder Records (online) Deeds: 80075479, 90179172, 90199466, 90322322, 90370392, 90376537, 90429587, 90722522, 03387476, 03548685, 03777482, 03546256**

**Daily Camera Carnegie Library**

**Haystack Mountain Daily Camera Clippings June 6, 1976**

**Donlyn Arbuthnot Whissen Email**

**Kelsey Hammon Mixed feelings as final rounds near for boulder count**



Resource Number: 5BL.14550

Temporary Resource Number:

**Haystack Mountain Golf Course *Mixed feelings as final rounds near for Boulder County's Haystack Mountain Golf Course* Longmont Times-Call June 5, 2021**

[http://www.golfhaystack.com/about\\_ourland/](http://www.golfhaystack.com/about_ourland/)

**Haystack Mountain Ranch Photo Circa 1920-1924 Call Number 537-1-8 Carnegie Library**

**Heather Ebel Email**

**McDougall Christal *Haystack Mountain Old and New Women's Magazine* July 1995**

**Research by Donlyn Arbuthnot Whissen**

**Welcome to Old Mill Park The Affolter Cabin**

<http://www.stvrainhistoricalsociety.com/properties/old-mill-park/old-mill-park-hand-out/>

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## VI. SIGNIFICANCE

37. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

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

Applicable Colorado State Register criteria:

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

Applicable Boulder County landmark criteria:

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

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

40. Period of significance: **1869-1900**

41. Level of significance: National  State  Local

42. Statement of significance:

**Although the house and many other structures have significantly been altered and lost their architectural integrity, or are not 50 years of age, the barn on the property still holds integrity. Also, the property's agricultural history and development of the golf course contributes to the county, and the association with the Arapaho people qualifies as a heritage or cultural site. Therefore, the property holds significance under criteria one under Boulder County Landmark as character, interest, or value of the proposed landmark as part of the county's development, heritage, or cultural characteristics.**

Resource Number: 5BL.14550

Temporary Resource Number:

43. Assessment of historic physical integrity related to significance:

**The house and other structures lost physical integrity due to alteration and additions. Also, some of the buildings are not 50 years of age, but the barn has kept its architectural integrity with minimal alterations.**

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

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

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

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

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**VIII. RECORDING INFORMATION**

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

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

48. Report title:

49. Date(s): **August 3, 2021**

50. Recorder(s): **Donlyn A. Arbuthnot Whissen and Scott Mueller**

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

52. Address: **2045 13<sup>th</sup> Street, Boulder, CO 80302**

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

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

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

### Sketch Map



# USGS TOPO Map



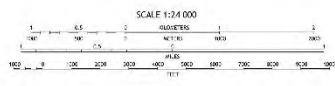
U.S. DEPARTMENT OF THE INTERIOR  
 U.S. GEOLOGICAL SURVEY



NIWOT QUADRANGLE  
 COLORADO - BOULDER COUNTY  
 7.5-MINUTE SERIES



Produced by the United States Geological Survey  
 Public Domain Data (PDD) (2019)  
 United States Department of the Interior, U.S. Geological Survey  
 1800 L Street, NW, Washington, DC 20515  
 The map is a derivative work of the original data and is not to be used for any purpose other than that for which it was originally prepared.  
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## Photographs



**Barn North Elevation May 2021**



**Barn South Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Barn East Elevation May 2021**



**Barn West Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Garage North Elevation May 2021**



**Garage South Elevation May 2021**



Resource Number: 5BL.14550  
Temporary Resource Number:



**Garage East Elevation May 2021**



**Garage West Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Shed with Corrugated Roof North Elevation May 2021**



**Shed with Corrugated Roof South Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Shed with Corrugated Roof East Elevation May 2021**



**Learn-n Lodge North Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Learn-n Lodge South Elevation May 2021**



**Learn-n Lodge East Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Learn-n Lodge West Elevation May 2021**



**Pig Shed near road May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Pig Shed near stream May 2021**



**Clubhouse North Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Clubhouse North Elevation May 2021**



**Clubhouse South Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Clubhouse East Elevation May 2021**



**Clubhouse West Elevation May 2021**



Resource Number: 5BL.14550

Temporary Resource Number:



**House Northeast Elevation May 2021**

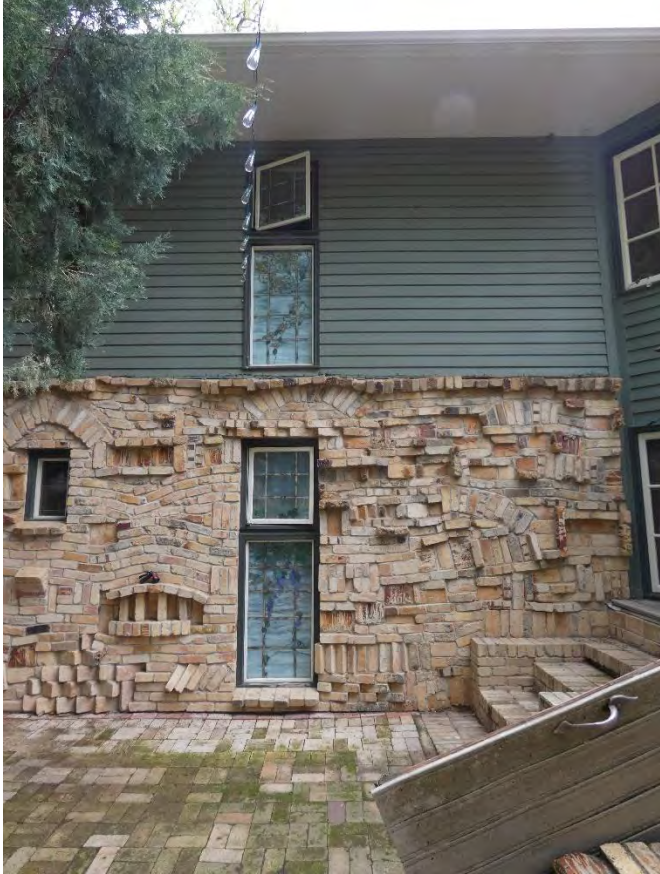


**House North Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**House Northwest Elevation May 2021**



**House North Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**House South Elevation May 2021**



**House South Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**House East Elevation May 2021**



**House West Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**House West Elevation May 2021**



**Green Shed Northeast Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Green Shed Southwest Elevation May 2021**



**Wood Shingle Shed Northeast May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Wood Shingle Shed Southwest May 2021**



**Tan Shed Southwest Elevation May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Shed with Shed Roof Northwest Elevation May 2021**



**Shed with Shed Roof Southeast Elevation May 2021**



Resource Number: 5BL.14550  
Temporary Resource Number:



**Shipping Cotainers May 2021**



**Concrete Trough May 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Affolter cabin on original property Unknown Date  
Niwort Log Cabin Carnegie Library Call Number BHS 213-3-8**



**Affolter Cabin St. Vrain Historical Society July 2021**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Haystack Mt. Ranch as it looked in Circa 1905. Donlyn (Arbuthnot) Whissen Photo**



**Haystack Mountain Ranch Circa 1920-1924 Carnegie Library Call Number 537-1-8  
Haystack Mountain Ranch with farm buildings in the foreground and Haystack Mountain in the background. Stella May Arbuthnot is standing at the right center.**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Demolished Structure (Left) Barn (Center), Garage and Shed w/ corrugated Roof (Right)  
Circa 1963 Heather Ebel Photo**



**Barn (Left), Garage and Shed w/ corrugated Roof (Right) Circa 1960s Heather Ebel Photo**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Arbuthnot Home at Haystack Mt (Where the Ebel home is now)-Donlyn (Arbuthnot) Whissen Photo**



**Arbuthnot Home at Haystack Mt (Where the Ebel home is now) 1912-1916  
Donlyn (Arbuthnot) Whissen Photo**

Resource Number: 5BL.14550  
Temporary Resource Number:



**House Circa 1963 Heather Ebel Photo**



**House Circa 1960s Heather Ebel Photo**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Demolished Structure Circa 1963 Heather Ebel Photo**



**Demolished Structure Circa 1963 Heather Ebel Photo**

Resource Number: 5BL.14550  
Temporary Resource Number:



**Demolished Structure Person Unkown Circa 1964 Heather Ebel Photo**



**Shauna Ebel House and other Struture in Background Circa 1963 Heather Ebel Photo**

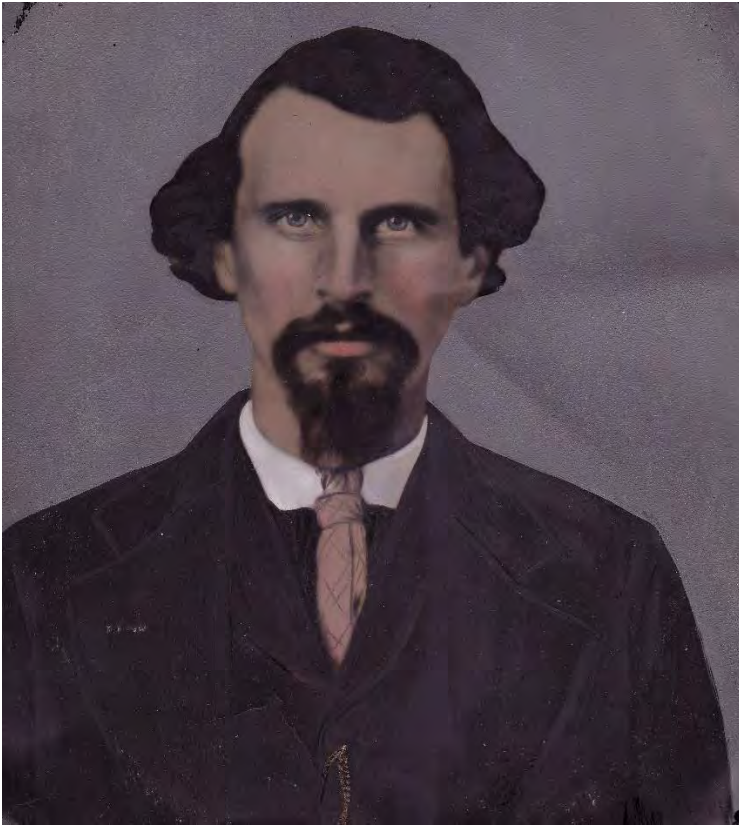


Resource Number: 5BL.14550  
Temporary Resource Number:



**Golf Course under construction Circa 1963 Heather Ebel Photo**

Resource Number: 5BL.14550  
Temporary Resource Number:



**William Carson Arbuthnot-Donlyn (Arbuthnot) Whissen Photo Painting**



**Mary Elizabeth Bader Arbuthnot-Donlyn (Arbuthnot) Whissen Photo Painting**



**Arbuthnot Family Circa 1886-Donlyn (Arbuthnot) Whissen Photo**  
**Back: Melissa Leona, William Carson, George John, Stella May**  
**Front: Fredrick Wilhelm (seated and Donlyn Whissen Grandfather) Mary Elizabeth Bader (Seated)**  
**Sidney Arthur (Standing)**



**Lois, Julia, Zhanna, Shauna, Heather, Autumn, CJ, Bud Ebel Circa 1979-1980 Heather Ebel Photo**