



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, June 2, 2016 – 6:00 p.m.
Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Certificate of Appropriateness:
 - a. **Docket CA-16-0003: Altona Grange**
Request: Certificate of Appropriateness for a barn quilt to be added to the Altona Grange
Location: 9386 N 39th Street
Zoning: Agricultural (A) Zoning
Applicant: Dawn DeAno
 - b. **Docket CA-16-0004: Shannon Farm**
Request: Certificate of Appropriateness for a barn quilt to be added to the Shannon Farm
Location: 1341 N 95th Street
Zoning: Rural Residential (RR) Zoning
Applicant: Carol Affleck
 - c. **Docket CA-16-0005: Wagon Wheel Lodge**
Request: Certificate of Appropriateness for repairs to foundation
Location: 91 Fourmile Canyon Drive
Zoning: Forestry (F) Zoning
Applicant: Asa Firestone
5. Grant:
 - a. **HPG-16-0003: Wagon Wheel Lodge**
Request: Historic Preservation Grant request for repairs to the foundation
Location: 91 Fourmile Canyon Drive
Zoning: Forestry (F) Zoning
Applicant: Asa Firestone
6. Other Business
 - a. Mine Closures Update by Division of Reclamation, Mining and Safety



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

May 5, 2016

6:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

Draft draft draft draft draft

On Thursday, May 5, 2016, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:01 p.m. and adjourning at 7:30 p.m.

Board Members Present: Jim Burrus - chair, Steven Barnard, Jason Emery, Marissa Ferreira, Charles Gray, and Rosslyn Scamehorn

Board Members Excused: Ilona Dotterer, Stan Nilson, and George Schusler

Staff Present: Denise Grimm, Nicole Wobus, Kristina Buckles and Jessica Fasick,
Land Use
Carol Beam, Parks and Open Space

Interested Others: 1

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the April 7, 2016 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn **MOVED** to approve the April 7, 2016 minutes as submitted.

SECOND: Steven Barnard

VOTE: Motion **PASSED** unanimously

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARK

a. Docket HP-16-0002: Griffin-Funston House

Request: Boulder County Historic Landmark Designation of the house
Location: 3365 4th Street, in Section 24, T1N, R71 in the 6th Principal Meridian.
Zoning: Rural Residential (RR) Zoning District
Applicants: John and Suzanne Moody

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the house has been submitted by the owners. The landmark application is for the residence only. There is a barn on the parcel that was built in 1968 and is not included in the landmarking.

The exact age of the residence is unknown although evidence suggests that it was there by at least 1908. Thomas and Savannah Griffin appear to have been the first owner. The house had several different owners over the years but has been in the same family for the last 60. Thomas and Elizabeth Funston bought the house in 1956 and owned it for 32 years before their daughter and son-in-law bought it in 1988. Suzanne and John Moody have now owned the house for 28 years and have proven to be good stewards of the house. The Moodys have agreed on the name Griffin-Funston House to honor both the original owners as well as Suzanne's parents.

The residence was built in the Edwardian Vernacular architectural style. The Edwardian Vernacular style dates to the reign of King Edward VII from 1901 to 1910 but is recognized to extend through at least 1914. In residential architecture, the style is considered to be less ornate than its predecessor, the Victorian style. The house at 3365 4th Street maintains Edwardian Vernacular elements with its massing, decorative shingles and a wrap-around porch, but perhaps best demonstrates the style with its lack of elaborate ornamentation.

The architectural integrity of the residence is strong as its windows, siding and many details appear to be original. The residence has had a few alterations over the years including the enclosure of the front porch and the addition of a basement-level garage.

An historic site survey was completed on the property as part of the "Boulder Survey of Historic Places, 1995" and notes that the house was in "excellent" condition with "minor" alterations. The survey did not comment on the house's eligibility of landmark status at the local level but did suggest that it was not eligible for the National Register of Historic Places.

On February 18, 2016, a subcommittee of the Historic Preservation Advisory Board met and reviewed docket SE-16-0002: Moody Lot Recognition to recognize the 4.23 acre parcel at 3365 4th Street a legal building lot. The subcommittee first agreed that the house is eligible for local landmark status (2-0) and then gave their support of the proposal with the staff-recommended condition that the house be landmarked.

On March 15, 2016, the Board of County Commissioners approved docket SE-16-0002: Moody Lot Recognition with the condition that the historic residence be landmarked.

SIGNIFICANCE

The property qualifies for landmark designation under Criterion 4.

Criteria 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 house is significant as an excellent example of the Edwardian Vernacular architectural style.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-16-0002: Griffin-Funston House** under Criterion 4 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
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 Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural 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.)

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Rosslyn Scamehorn **MOVED** that HPAB **APPROVE** and recommended that the Board of County Commissioners **APPROVE** **Docket HP-16-0002: Griffin-Funston House** based on Criteria 4 and with the **Recommended Conditions**.

SECOND: Steven Barnard

VOTE: Motion **PASSED** unanimously

5. OTHER BUSINESS

- a. Mark Rodman, Preservation Technical Services Manager for History Colorado, was introduced to HPAB and told them about his role at History Colorado, the Certified Local Government program, and specifically about the tax credit program.

- b. Presentation by Carol Beam with Parks and Open Space on the North Foothills Class III Phase II Cultural Resource Survey
- c. Election of officers:

MOTION: Rosslyn Scamehorn nominated Jim Burrus as Chair and Ilona Dotterer as Vice-chair

SECOND: Steven Barnard

VOTE: Motion PASSED unanimously

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:30 p.m.

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



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HISTORIC PRESERVATION ADVISORY BOARD

AGENDA ITEM

Thursday, June 2, 2016 - 6:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket CA-16-0003: Altona Grange

Request: Certificate of Appropriateness for a barn quilt to be added to the Altona Grange
Location: 9386 N 39th Street
Zoning: Agricultural (A) Zoning
Applicant: Dawn DeAno

PURPOSE

To determine if the proposal meets the criteria for a Certificate of Appropriateness.

BACKGROUND

The Altona Grange building was landmarked with Boulder County in 1999. The Altona Grange was established in 1891 and the grange hall was built in 1896. The building has had alterations over the years although they all date to before 1949. It was landmarked under the following criteria:

Criteria #1 - The grange contributes to Boulder County history. It is one of the few remaining grange structures in the county and has been a center for agricultural and social activities for around 100 years.

Criteria #3 - The grange is associated with a long list of Boulder County pioneers. Details about these associations can be found on pages 7 through 9 of the application form.

Criteria #4 - The grange hall was built in a style similar to the frame homes and schoolhouses being constructed in the plains in the late 1800s. The hall also has the same dimensions as the Pleasant View Grange (95th Street) with the exception of ceilings that are two feet higher.

A proposal to alter the historic grange has been submitted. The proposal is to add a barn quilt under the gable end on the west side of the building using either screws or chains.

A barn quilt is a pattern taken from a quilt block and transferred to a 4' x 4' panel which is then mounted on a building, typically a barn but also other rural structures. Barn quilt groups have sprung up across the United States and Canada recently to create quilt trails or driving tours with several barn quilts on display. Patterns chosen often have a regional significance.

Adorning barns with patterns has a long but geographically-isolated history in the United States dating back to at least the 1850s in the Pennsylvania Dutch region. Hex signs, as they are known, are part of Pennsylvania Dutch folk art tradition and can be found on barns throughout southeastern Pennsylvania.

While barn quilts are not the same as hex signs, they do evoke the Pennsylvania Dutch folk art tradition and several barn quilt websites specifically mention the tradition as inspiration. However, regardless of whether or not there is any perceived association, the introduction of non-historic elements on historic structures is contrary to the Secretary of the Interior's Standards for Rehabilitation as well as to the Boulder County criteria for a Certificate of Appropriateness.

Secretary of the Interior's Standards for Rehabilitation

3. Each property will be recognized as a physical record of its time, place, and use. **Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

Land Use Code, Article 15-600

F. Criteria for Approval of Alterations Requested Under a CA

1. In considering the application for a CA, HPAB uses the following criteria:
 - a. *The proposed alterations do not destroy or substantially impair the historic significance of the 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.*

RECOMMENDATION

Staff finds that the proposal for a barn quilt on the Altona Grange does not meet the Criteria for a Certificate of Appropriateness and recommends denial of CA-16-0003. The introduction of a non-historic element is not appropriate and is contrary to Criteria b and c of the Land Use Code. Not only is a barn quilt not part of the Altona Grange's rich history, it could easily be interpreted as a hex sign from the Pennsylvania Dutch heritage, which is clearly not appropriate for a Boulder County landmark.



Boulder County Land Use Department

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

Land Use PreApplication Map: Vicinity

9386 39th

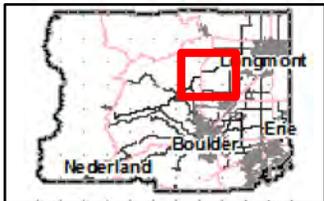
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Subject Property

Subdivisions

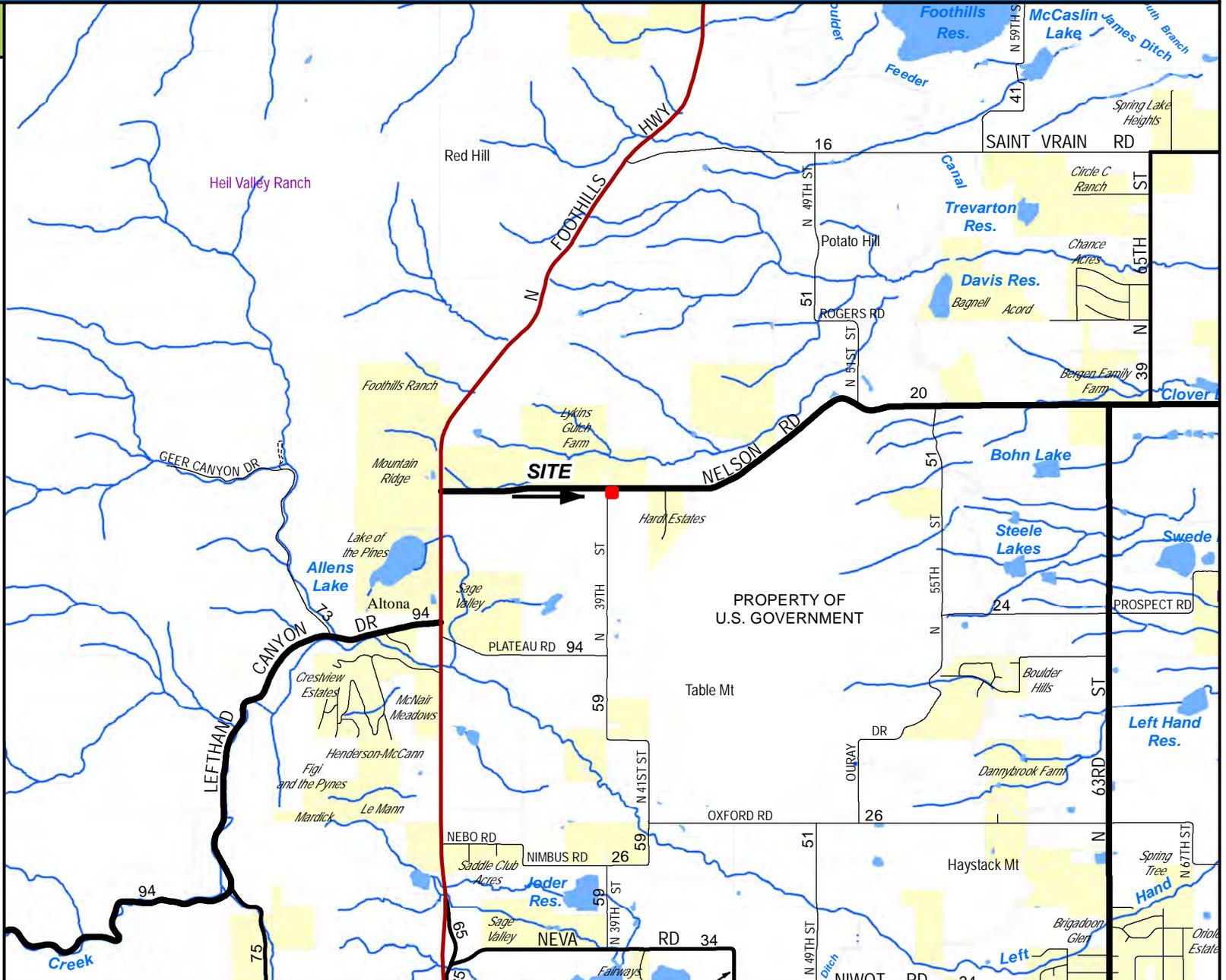


Area of Detail Date: 12/5/2013



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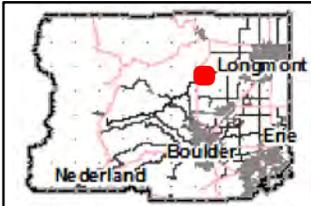


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 Subject Property



Area of Detail Date: 12/5/2013



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Boulder County Land Use Department

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Pre-Application Map: Aerial

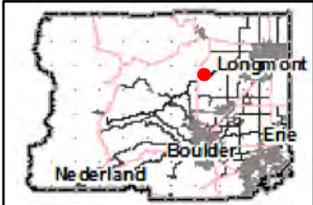
9386 39th

Legend

 Subject Property



Area of Detail Date: 12/5/2013



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BOULDER COUNTY HISTORIC SITES SURVEY

OAHIP Use Only
 Determined Eligible
 Determined Not Eligible
 Nominated
 Listed
 Need Data
 Contributing to NR District
 Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: ~~5BL5028~~ 443

Temporary Site Number: 0084899

IDENTIFICATION

Resource Name: Altona Grange

Address: 9386 North 39th Street

Location/Access: This property is located at the southeast corner of North 39th Street and Nelson Road, one mile east of U.S. Highway 36.

Project Name: Boulder County Historic Sites Survey

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

Site Categories: buildings

Located in an Existing National Register District? No
District Name: N/A

Owner(s) Address: Altona Grange
P.O. Box 58
Niwot, CO 80544

Boundary Description and Justification:

This property is comprised of the Altona Grange building and a shed.

Acreage: less than one acre

ATTACHMENTS

HABS/HAER Form: No
Building/Structure Form(s): Yes
Sketch Map: Yes
USGS Map Photocopy: Yes
Photographs: Yes

LOCATION

County: Boulder

USGS Quad: Lyons, Colorado 1968; photorevised 1978, 7.5 Minute

Other Maps: N/A

Legal Location: NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 2 North, Range 70 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 477635 Northing 4443670

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

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

Level of National Register Significance: Local

Condition: good

Additional Comments:

N/A

Eligibility Recommendation: eligible

STATEMENT OF SIGNIFICANCE

Please see the attached "Colorado Cultural Resource Survey Inventory Record" recorded by Manuel Weiss, 6 March 1981.

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

Is there National Register District Potential? no

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

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: none apparent

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Please see the attached "Colorado Cultural Resource Survey Inventory Record" recorded by Manuel Weiss, 6 March 1981.

Photographs: Roll(s): RS-1 Frames: 18-24

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Ron Sladek and Carl McWilliams

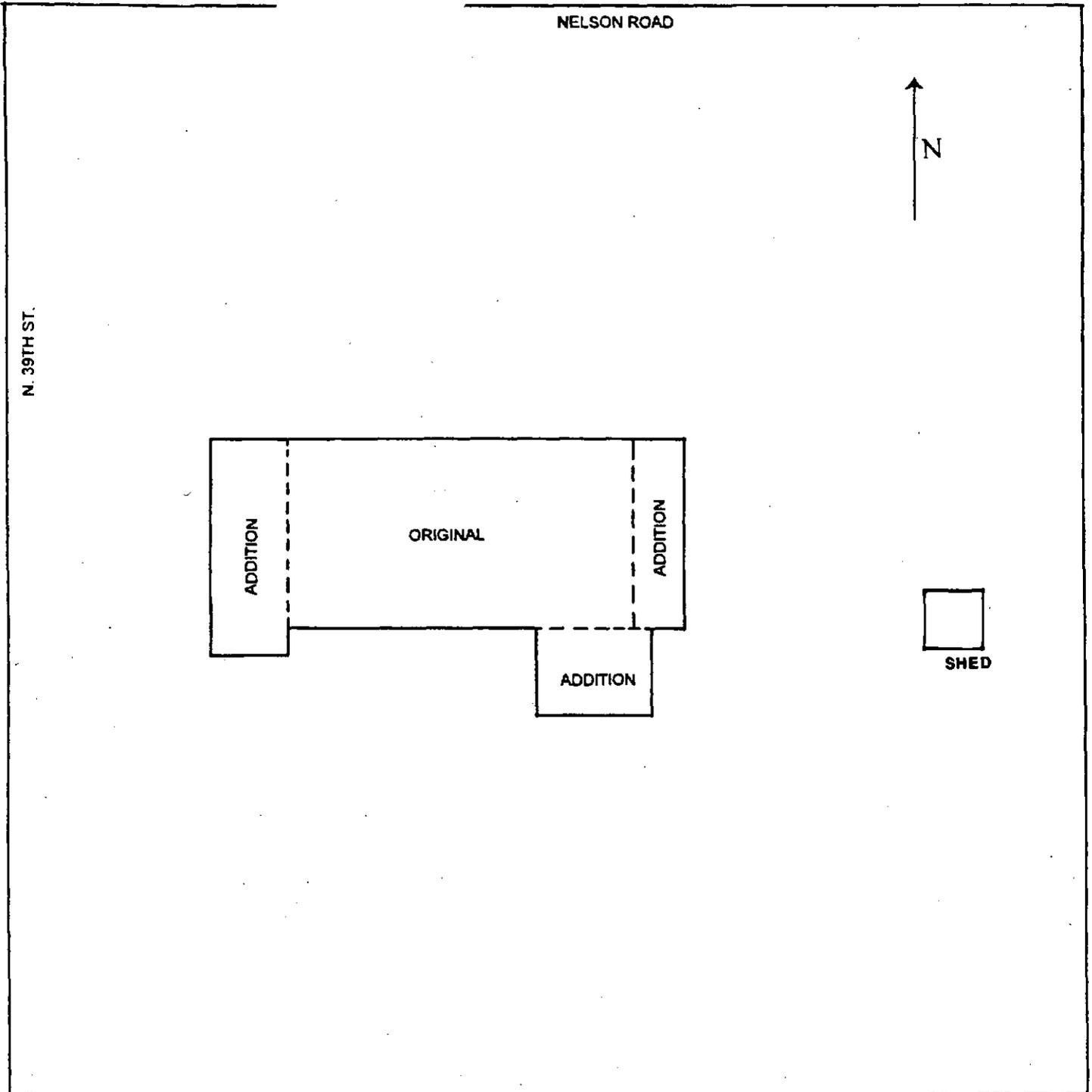
Date: 2 March 1994

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

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

443

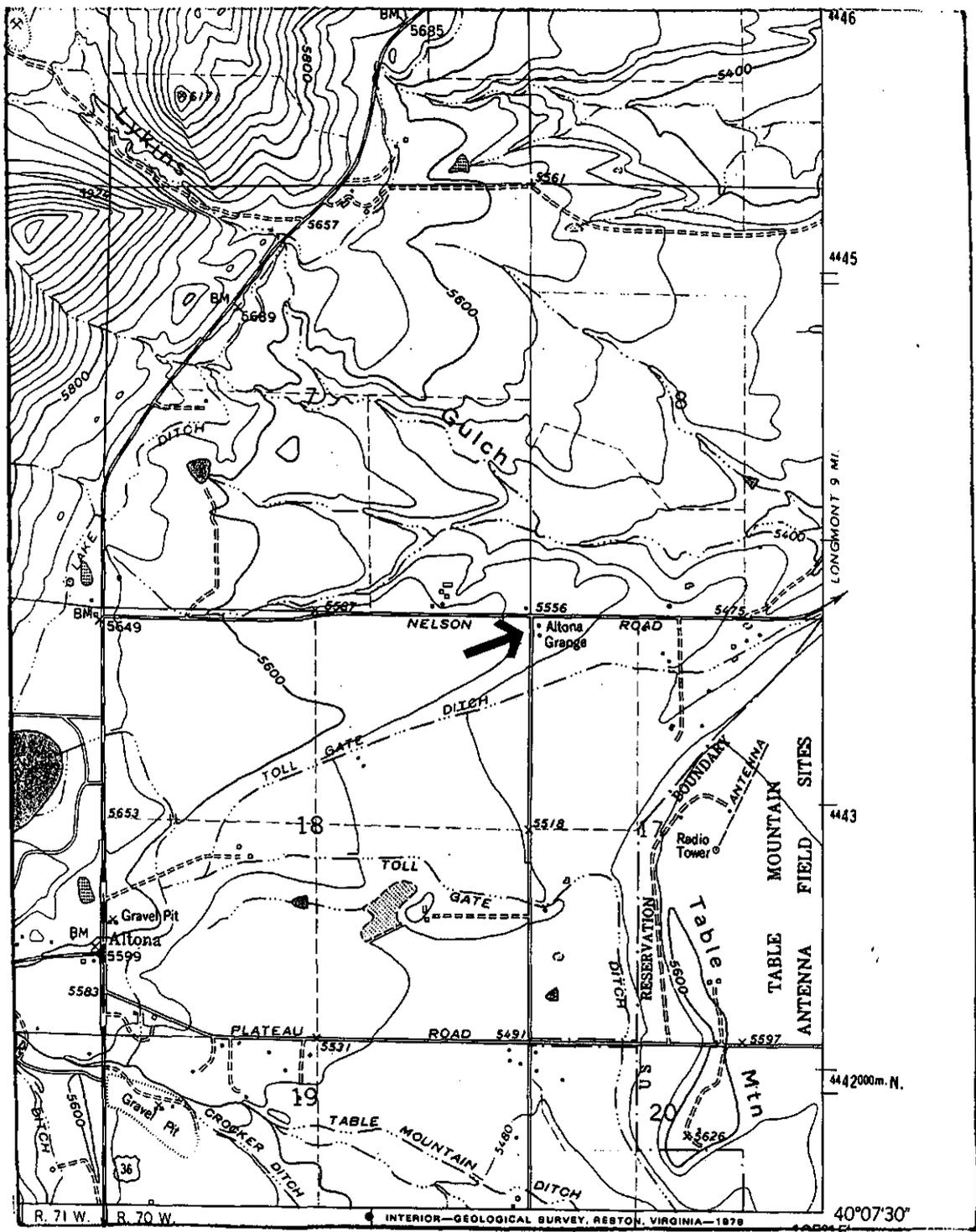
State Site Number: 5BL922
Temporary Site Number: 0084899



SITE PLAN NOT TO SCALE

443

State Site Number: 5BL522
Temporary Site Number: 0084899



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

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL~~3229~~ 443

Temporary Site Number: 0084899

IDENTIFICATION

Map ID Number/Feature Number of Code: N/A

Building/Structure Name: Altona Grange

Complex/Site Name: Altona Grange Property

Roll: RS-1 Frames: 18-24 Photographer: Ron Sladek

FUNCTION

Current Use: Grange Hall

Original Use: Grange Hall

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: Altona Grange members

Date of Construction: 1896

Based On: *Colorado State Grange History 1874 - 1975*, pp. 123-24

Additions/Modifications: Minor: Moderate: xx Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Please see the attached "Colorado Cultural Resource Survey Inventory Record" recorded by Manuel Weiss, 6 March 1981.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: The Altona Grange is located at the southeast corner of North 39th Street and Nelson Road, one mile east of U.S. Highway 36. It is comprised of the grange building and one shed. The surrounding agricultural terrain is open and flat.

Orientation: east (likely originally west)

Dimensions: 24' N-S by 76' E-W

Stories: one

Plan: rectangular

Foundation: poured concrete; 2-light hopper basement windows

Walls: non-original mottled red/green asphalt siding on wood frame construction; painted sign board on the east facing gable end **ALTONA GRANGE**

Roof: moderately-pitched gable with brown asphalt shingles and boxed eaves; hip roof with exposed rafter ends over addition to west elevation; gable roofs with exposed rafter ends over additions to the east and south elevations

Chimneys: one painted white concrete chimney located on the exterior of the south elevation

Windows: **north elevation:** five 2/2 double-hung windows and one single-light hopper; **east elevation:** four single-light hoppers (on addition); one single-light fixed-pane; **south elevation:** one double-hung window with painted white wood frame; **west elevation:** none

Doors: single wood-paneled entry door located on the east elevation; single plywood door with no exterior handle located on the south elevation; single painted white solid wood entry door, also located on the south elevation

Porches: poured concrete stoops at the entries on the east and south elevations

Interior: not surveyed

Additions: 16' by 6' hip-roofed addition to the west elevation; 24' by 6' gable-roofed addition to the east elevation; 21' by 10' addition to the south elevation

Associated Buildings, Features or Objects:

8' by 6' hip-roofed concrete building located 56' east of the grange building

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

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

Local Landmark Eligibility

Eligible Not Eligible Need Data

Statement of Significance / NRHP Justification

Please see the attached "Colorado Cultural Resource Survey Inventory Record" recorded by Manuel Weiss, 6 March 1981.

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

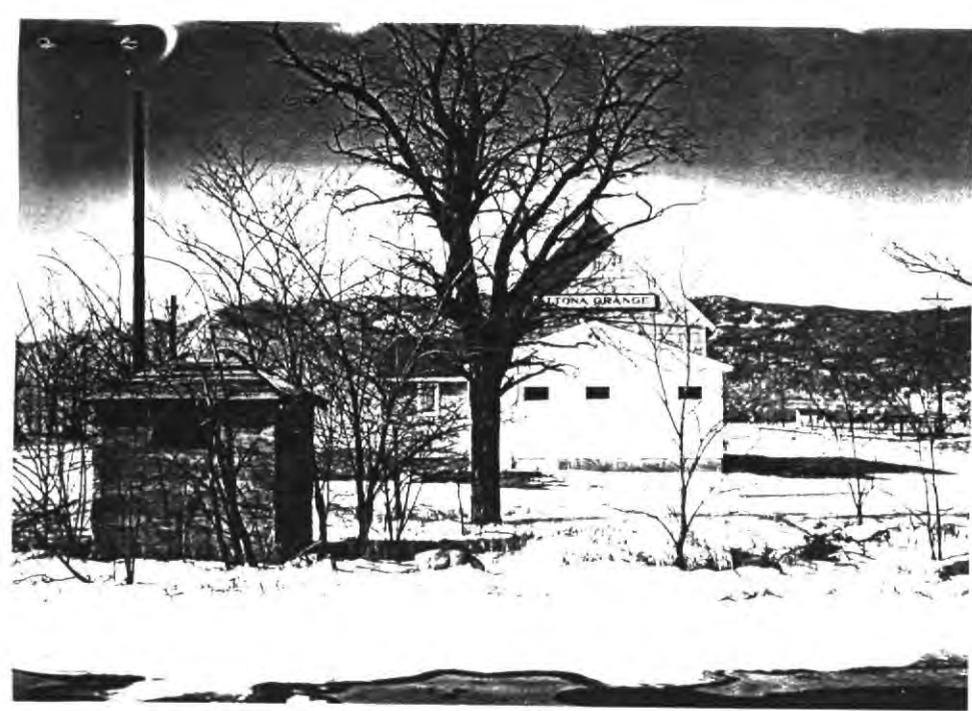
Archeological Potential: Yes No Not Evaluated

Recorder(s): Ron Sladek and Carl McWilliams

Date: 2 March 1994

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

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



SBL ~~52~~ 443

Shed

9386 N. 39th Street

2 March 1994

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

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to SW

Roll RS 1

Frame 19

SBL ~~52~~ 443

Grange Building & Shed

9386 N. 39th Street

2 March 1994

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

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to W

Roll RS 1

Frame 18

SBL ~~52~~ 443

Grange Building

9386 N. 39th Street

2 March 1994

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

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to SE

Roll RS 1

Frame 21

SBL ~~52~~ 443

Shed

9386 N. 39th Street

2 March 1994

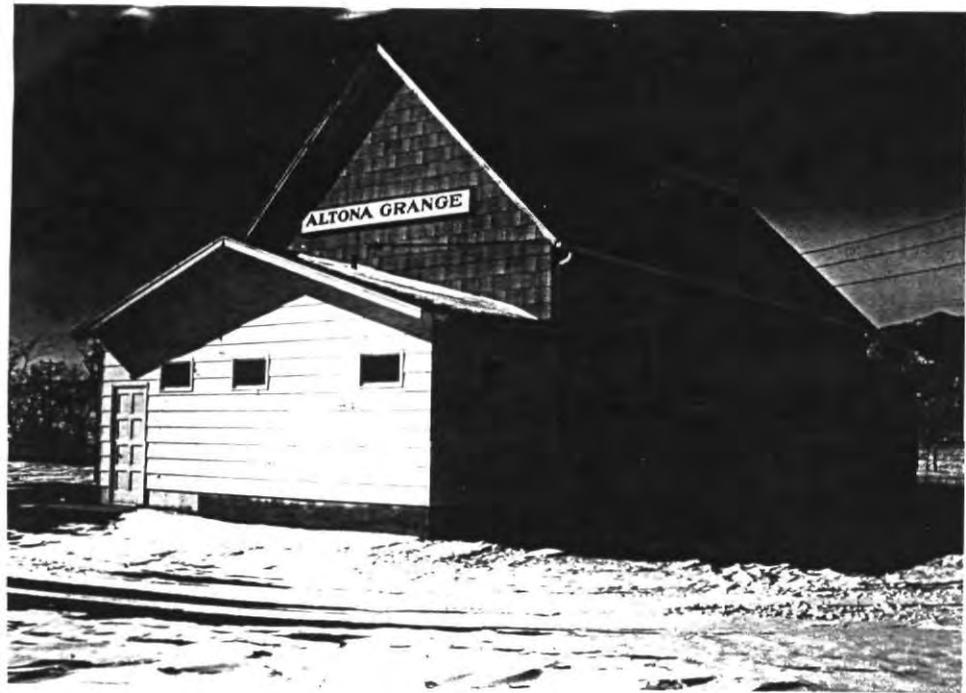
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to N

Roll RS 1

Frame 20



SBL ~~522~~ 443

Grange Building
9386 N. 39th Street
2 March 1994

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

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to NW

Roll RS 1

Frame 23

SBL ~~522~~ 443

Grange Building
9386 N. 39th Street
2 March 1994

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

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to SW

Roll RS 1

Frame 22

SBL ~~522~~ 443

Grange Building
9386 N. 39th Street
2 March 1994

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

Photographed by Cultural Resource Historians/Tatanka Historical
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View to NE

Roll RS 1

Frame 24













Land Use

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HISTORIC PRESERVATION ADVISORY BOARD

AGENDA ITEM

Thursday, June 2, 2016 - 6:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket CA-16-0004: Shannon Farm

Request: Certificate of Appropriateness for a barn quilt to be added to the Shannon Farm
Location: 1341 N 95th Street
Zoning: Rural Residential (RR) Zoning
Applicant: Carol Affleck

PURPOSE

To determine if the proposal meets the criteria for a Certificate of Appropriateness.

BACKGROUND

The Shannon Farm was landmarked with Boulder County in 2000. The contributing structures are the farmhouse, the barn with the attached silo, and the milkhouse. The farmhouse was built c. 1915 and the barn is believed to have been built in the late 1910s. The milkhouse was presumably built around the same time as the farm was a dairy farm in the 1920s and 30s. The farm was landmarked under the following criteria:

Criteria #1 - The farm qualifies for its association with the theme of agriculture in the Boulder Valley.

Criteria #3 - The farm is associated with the Shannon Family who were dairy farmers and owned the property from 1918 to 1949.

Criteria #4 - The structures qualify for their architectural merit. The wood-frame side-gable house has a high degree of integrity. The barn and attached silo are rare for the Boulder County area, being constructed of clay tile. The milkhouse is an unusual construction of hand mixed poured concrete.

A proposal to alter the farm has been submitted. The proposal is to add a barn quilt to the barn or silo to only one of the proposed locations. The locations proposed are the hay door on the north elevation of the barn to which the barn quilt would be attached on blocks and not flush to the door; the east or west elevations of the barn to which the barn quilt would hang from the rafters with cables; or the east elevation of the silo to which the barn quilt would be attached to two wood posts and not actually touch the silo.

A barn quilt is a pattern taken from a quilt block and transferred to a 4' x 4' panel which is then mounted on a building, typically a barn but also other rural structures. Barn quilt groups have sprung up across the United States and Canada recently to create quilt trails or driving tours with several barn quilts on display. Patterns chosen often have a regional significance.

Adorning barns with patterns has a long but geographically-isolated history in the United States dating back to at least the 1850s in the Pennsylvania Dutch region. Hex signs, as they are known, are part of Pennsylvania Dutch folk art tradition and can be found on barns throughout southeastern Pennsylvania.

While barn quilts are not the same as hex signs, they do evoke the Pennsylvania Dutch folk art tradition and several barn quilt websites specifically mention the tradition as inspiration. However, regardless of whether or not there is any perceived association, the introduction of non-historic elements on historic structures is contrary to the Secretary of the Interior's Standards for Rehabilitation as well as to the Boulder County criteria for a Certificate of Appropriateness.

Secretary of the Interior's Standards for Rehabilitation

3. Each property will be recognized as a physical record of its time, place, and use. **Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

Land Use Code, Article 15-600

F. Criteria for Approval of Alterations Requested Under a CA

1. In considering the application for a CA, HPAB uses the following criteria:
 - a. *The proposed alterations do not destroy or substantially impair the historic significance of the 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.*

RECOMMENDATION

Staff finds that the proposal for a barn quilt on the Shannon Farm does not meet the Criteria for a Certificate of Appropriateness and recommends denial of CA-16-0004. The introduction of a non-historic element is not appropriate and is contrary to Criteria b and c of the Land Use Code. Not only is a barn quilt not part of the Shannon Farm's rich history, it could easily be interpreted as a hex sign from the Pennsylvania Dutch heritage, which is clearly not appropriate for a Boulder County landmark.

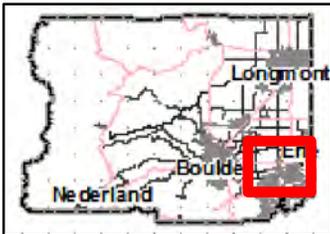


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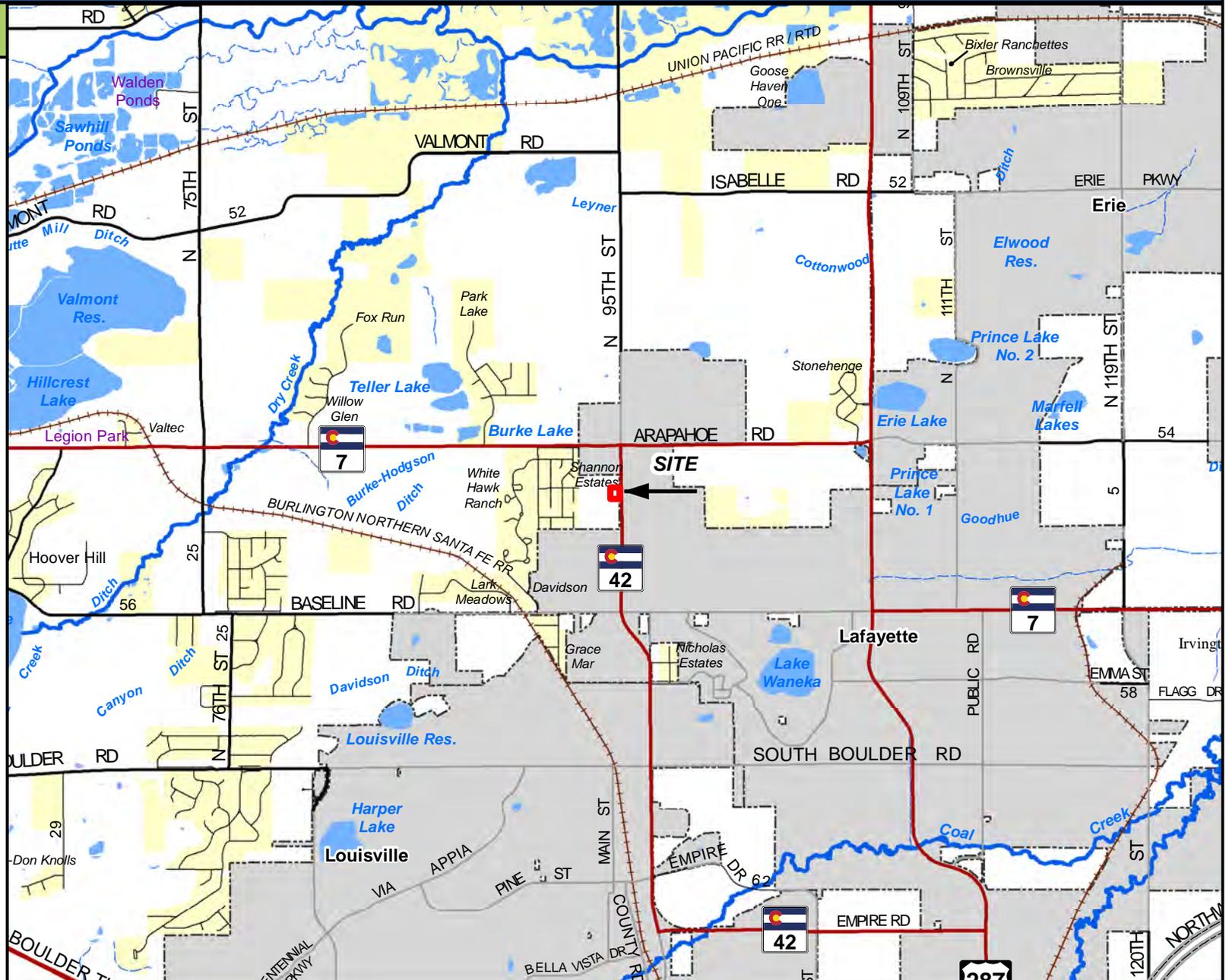
-  Subject Property
-  County Boundary
-  Intermittent Stream
-  Perennial Stream
-  Municipalities
-  Subdivisions



Area of Detail Date: 5/24/2016



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Boulder County Land Use Department

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

Land Use PreApplication Map: Aerial

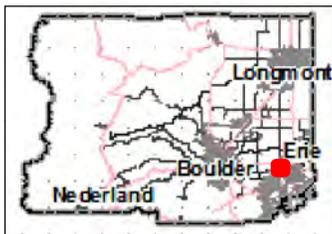
1341 95th

Legend

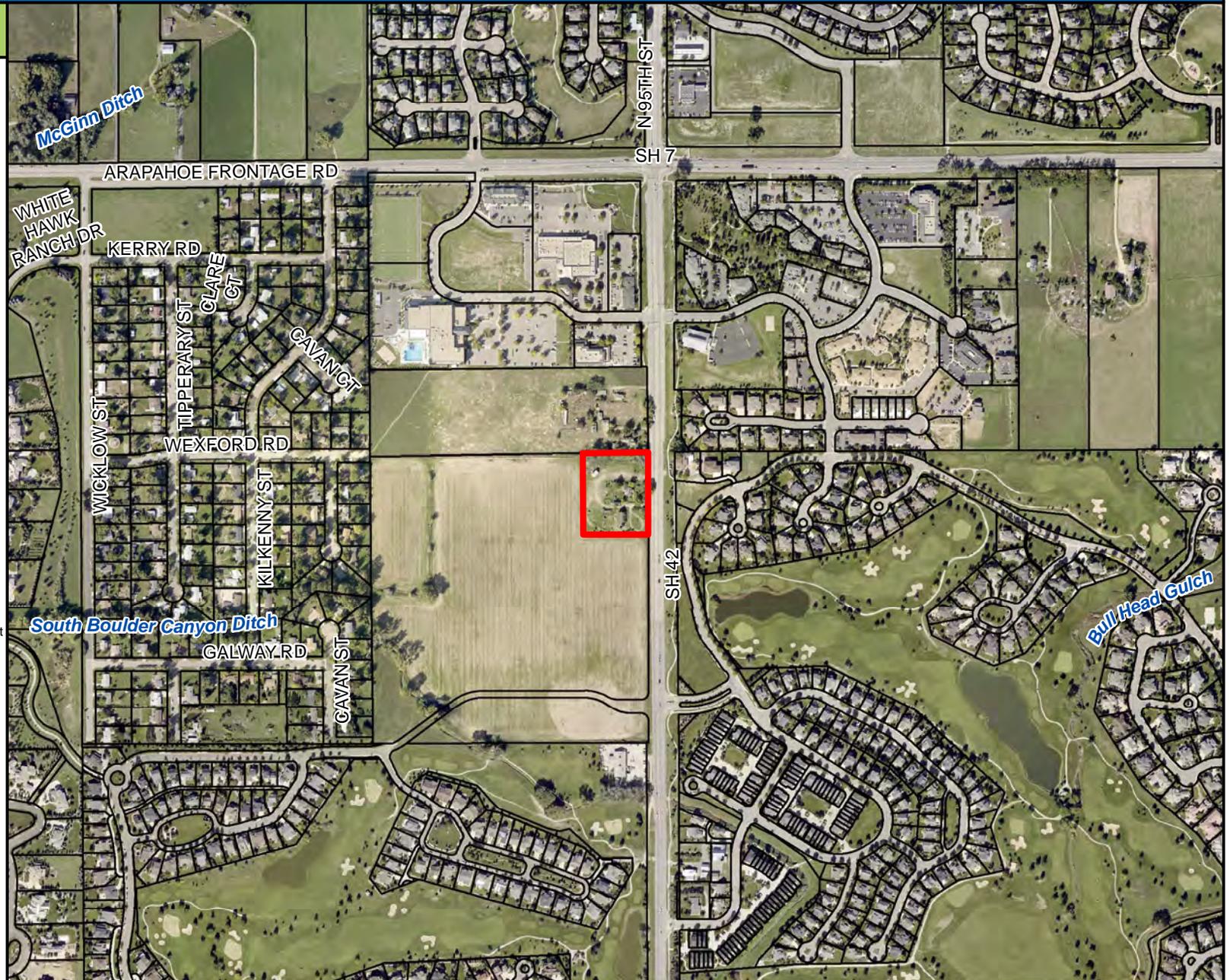
 Subject Property



Area of Detail Date: 5/24/2016



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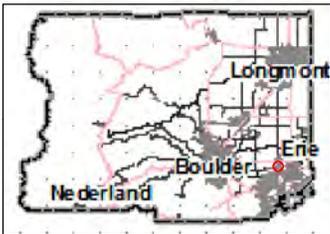


Legend

 Subject Property



Area of Detail Date: 5/24/2016



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BOULDER COUNTY HISTORIC SITES SURVEY

QAHP Use Only
 Determined Eligible
 Determined Not Eligible
 Nominated
 Listed
 Need Data
 Contributing to NR District
 Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: 5BL7260

Temporary Site Number: n/a

IDENTIFICATION

Resource Name: Shannon Farm

Address: 1341 North 95th Street
Boulder, CO 80303

Location/Access: This property is located on the west side of North 95th Street, $\frac{1}{4}$ -mile south of Arapahoe Road.

Project Name: Boulder County Historic Sites Survey

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

Site Categories: buildings

Located in an Existing National Register District? No
District Name: N/A

Owner(s) Address: Sylvia Manchester
7734 Durham Circle
Boulder, CO 80301

Boundary Description and Justification:

This property is comprised of a farmhouse, a barn, a silo, a garage, and a milk house.

Acreage: 38

ATTACHMENTS

HABS/HAER Form: No
Building/Structure Form(s): Yes
Sketch Map: Yes
USGS Map Photocopy: Yes
Photographs: Yes

LOCATION

County: Boulder

USGS Quad: Niwot, Colorado 1967; photorevised 1979, 7.5 Minute

Other Maps: Marden Maps. Boulder County Ownership Plat, Map B6, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

Legal Location: SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 1 North, Range 69 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 488830 Northing 4428750

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

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

Level of National Register Significance: Local

Condition: fair

Additional Comments:

n/a

Eligibility Recommendation: eligible

STATEMENT OF SIGNIFICANCE

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 1 North, Range 69 West, where this property is located, was homesteaded by Daniel Flinn in the late 1860s. Flinn received a homestead certificate for the forty acre parcel on August 31, 1869, but evidently did not retain the property for long. By the early 1890s, this land was owned by William A. Davidson. In the 1890s, Davidson was one of Boulder County's richest and most influential landholders. In 1892 he controlled over 2300 acres in Township 1 North Range 69 West, Township 1 South Range 69 West, and Township 1 South, Range 70 West. (For more information on Davidson, please refer to the inventory form for the Davidson Farm at 8709 Valmont Drive.)

During the early 1900s, this farm was acquired by brothers Frank and Roy Shannon. The brothers began farming here, and presumably built the house, barn, and other buildings on the property during the 1910s. Boulder County Assessor files list the house's date of construction as 1915, a date that conforms to the house's architectural style and physical condition. The barn may have been built in the late 1910s, after Roy Shannon returned from military service during World War I. During the 1920s and 1930s the Shannons raised Holstein dairy cattle. Roy Shannon married Rhodora (Wilson) Cooley circa 1940, and the brothers subsequently divided the farm into two parcels. Roy retained the parcel with the house and barn, while Frank acquired a parcel which became Shannon Estates. Roy passed away in about 1942, not long after he and Rhodora were married. When Rhodora passed away in 1949, she left the property to her niece, Sylvia Manchester. From that time to the present, the property has been rented, and the farmland leased as well. The land was farmed by the Beauprez family for many years. More recently, it has been farmed by Keith Bateman.

Evaluation

This small farm complex is historically significant for its association with the theme of agriculture in the Boulder Valley. Evidently developed in the 1910s, the property was a holstein dairy farm during the 1920s and 1930s. The property's buildings are architecturally significant as well. The gambrel-roofed barn is one of only a handful of brick barns known to exist in Boulder County, and the house is a notable example of a wood-frame side-gable farmhouse. The milkhouse is also significant for its unusual hand-mixed poured concrete construction. This property should be considered eligible for inclusion in the National Register of Historic Places under Criteria A and C, and eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4).

If in an existing National Register District, is the property
Contributing n/a Non-Contributing n/a

Is there National Register District Potential? no

Discuss: The property is in a traditionally rural area. There are no other nearby related historic buildings.

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: encroaching residential and commercial development

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, with entries dated 29 December 1948 and 7 September 1950, on file at the Boulder Carnegie Library.

Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.

"Directory of Farmers for Boulder County in 1892," on file at the Carnegie Library, Boulder, CO.

Eggers, Irene. Telephone interview with Carl McWilliams 14 June 1999.

"Manchester, Herman Ivan" [obituary]. *Boulder Daily Camera*, 20 September 1995.

"Manchester, Lester E." [obituary]. *Boulder Daily Camera*, 6 December 1994.

Photographs: Roll(s): CM-119 Frames: 15-21

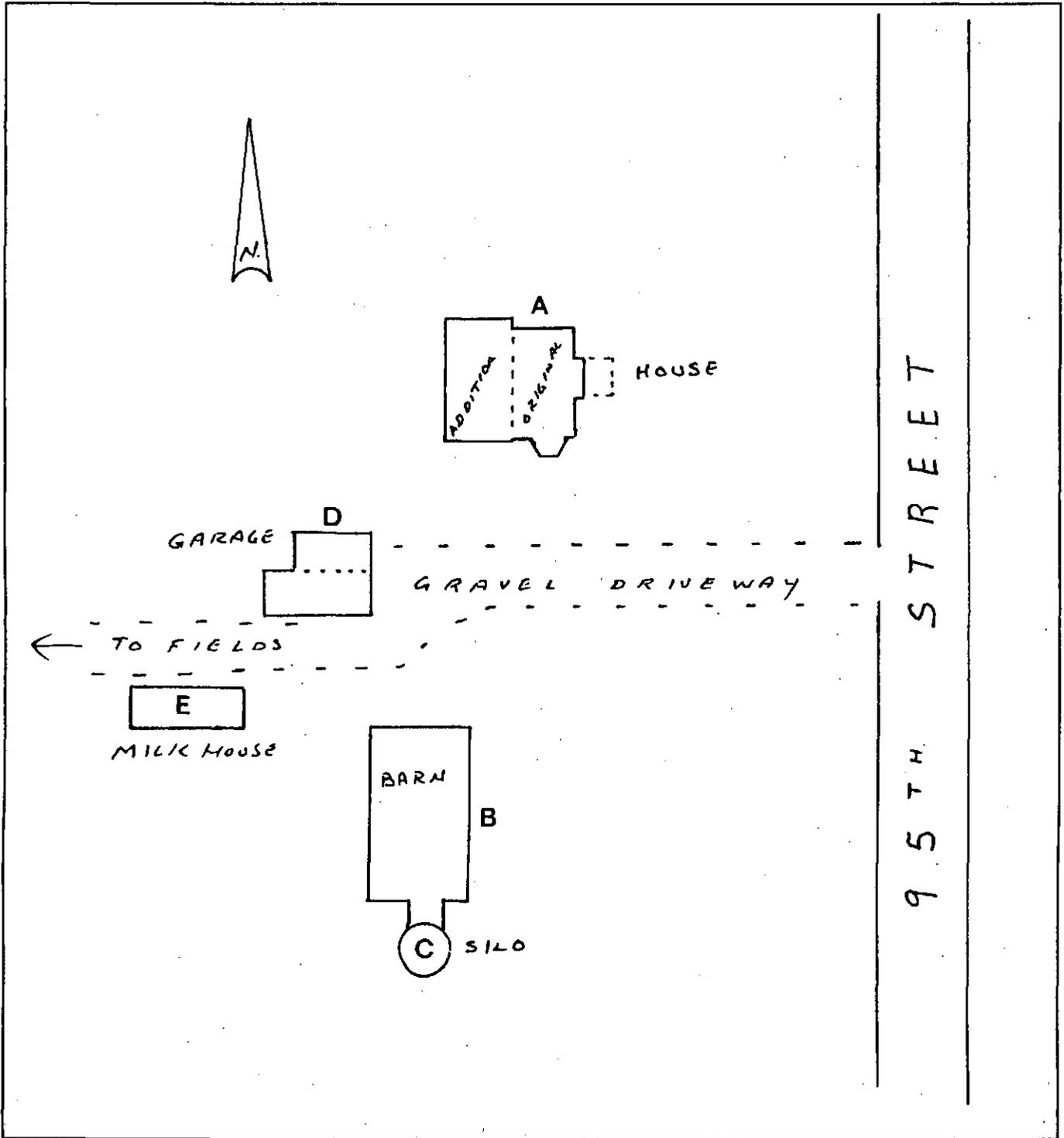
Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

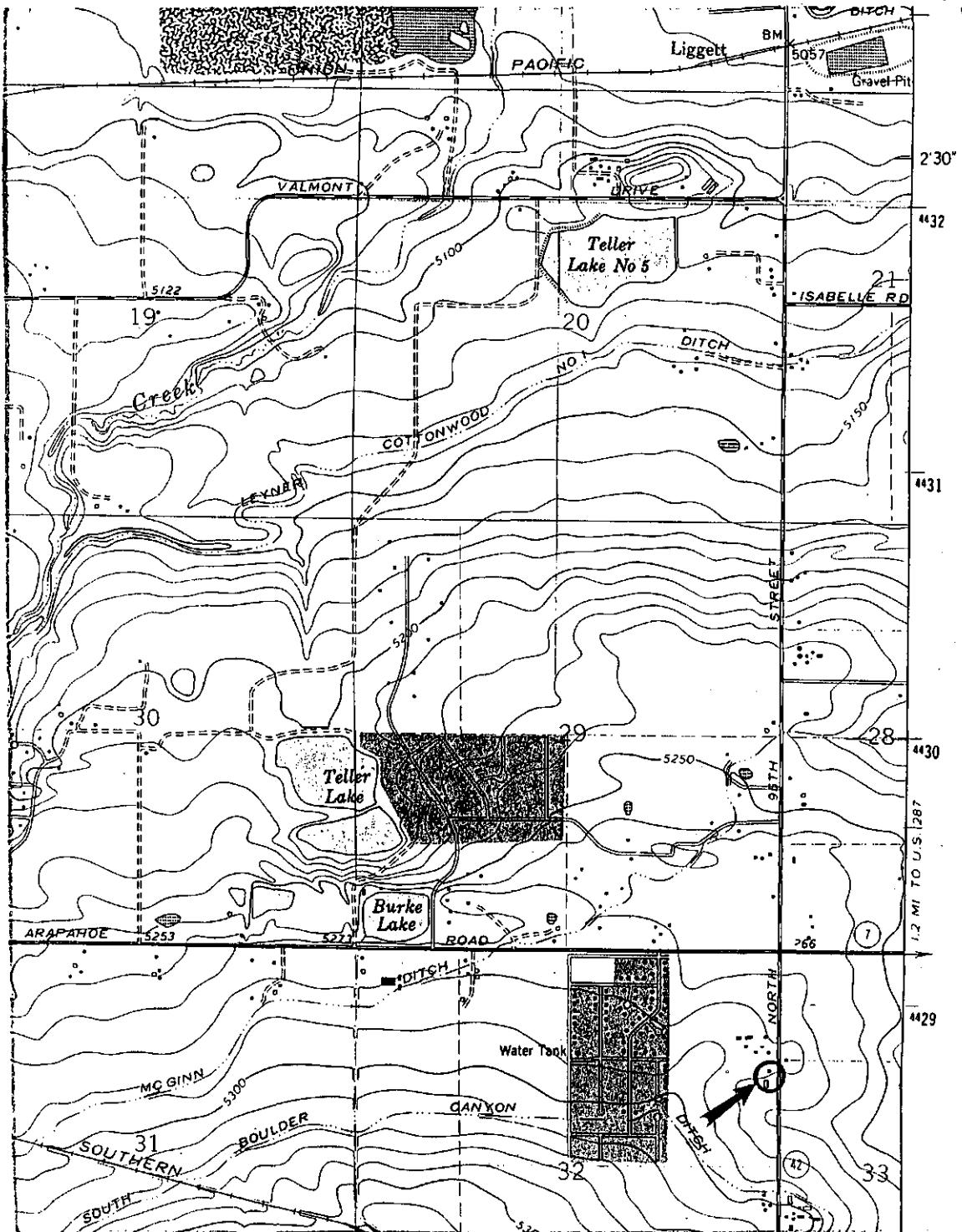
Recorder(s): Carl McWilliams

Date: 3 December 1998

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



SITE PLAN . . . APPROXIMATE SCALE: 1/4" = 10'



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

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL7260

Temporary Site Number: n/a

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: Farmhouse

Complex/Site Name: Shannon Farm at 1341 North 95th Street

Roll: CM-119 Frames: 15-21 Photographer: Carl McWilliams

FUNCTION

Current Use: rental residence

Original Use: farmhouse residence

Intermediate Use(s): n/a

ARCHITECTURAL HISTORY

Architect: n/a

Builder: Roy and Frank Shannon (probably)

Date of Construction: c1915

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: Moderate: xx Major:

Moved? no Date: n/a

Specific References to the Structure/Building

Please see the accompanying Management Data form.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: wood-frame side gable plan

Landscape/Setting: The Shannon Farm is located on the west side of North 95th Street, $\frac{1}{4}$ -mile south of Arapahoe Road. It is comprised of a farmhouse, a barn, a silo, a garage, and a milk house.

Orientation: east

Dimensions: the original portion of the house, to the east, measures 30' N-S by 16' E-W

Stories: 1 $\frac{1}{2}$

Plan: rectangular

Foundation: low sandstone foundation; bulkhead cellar on the west elevation

Walls: painted yellow narrow horizontal wood siding over wood frame construction; variegated wood shingles in the upper gable end on the east elevation

Roof: steeply-pitched intersecting gables, with brown asphalt shingles and boxed eaves

Chimneys: two red brick chimneys, located on the south and east elevations

Windows: single and paired 1/1 double-hung sash with painted blue/green wood frames and surrounds; canted hip-roofed bay, with three 1/1 double-hung sash windows, located on the south elevation; all windows have simple wood cornices

Doors: distinctive wood-paneled door, with carved scrollwork in the locking rail and in the top rail, and with a transom light and sidelights, located on the east elevation; wood-paneled door located at the west end of the south elevation; 10-light glass-in-wood-frame door, located on the west elevation

Porches: 7' by 12' hip-roofed wood porch, with turned columns and pilasters, located on the east elevation; small wood porch, covered by a shed roof supported by 4" by 4" wood posts, located at the west end of the south elevation

Interior: not surveyed

Additions: 33' by 18' addition to the west (rear) elevation predates 1950

Associated Buildings, Features or Objects:**Barn** (site plan item B; photos: roll CM-119, frames 17-18)

Built circa 1919, probably by Roy and Frank Shannon; two-story, rectangular plan; bank barn; 46' N-S by 26' E-W; oriented to the south and east; poured concrete perimeter walls foundation, ranging from 1' above grade on the north elevation, to 4' 6" above grade on the south elevation; red brick walls, two courses thick (each brick measures 12" across by 5" high by 6" deep; gambrel roof with flared eaves, with wood shingles over 1x wood decking and 2x wood rafters; large gable end hay hood located on the north elevation; two shed-roofed dormers located on the east facing roof slope; door and window openings are as follows: north elevation: three small square window openings; large bottom-hinged hayloft door in upper gambrel end; east elevation: two vertical wood plank dutch doors; one 2-light window, covered with chicken wire; south elevation: two vertical wood plank dutch doors open onto concrete ramps at each end of the elevation; two 6-light windows located in the upper gambrel end; west elevation: one vertical wood plank dutch door; two square window openings; one rectangular window opening, covered with chicken wire; no additions or notable alterations; fair condition.

Silo (site plan item C; photo: roll CM-119, frame 19)

Poured concrete slab foundation; ~40' circumference; 34' tall; red clay tile walls, each 12" across by 8" high; attached to the south elevation of the barn.

Garage (site plan item D; photo: roll CM-119, frame 20)

One-story rectangular plan; 22' N-S by 28' E-W overall dimensions; oriented to the east; portion to south appears to originally have been a granary (see site pan); poured concrete slab foundation and floor under south end; wood timbers on grade as foundation under north end; gable roof, formed by two shed-roofed buildings placed together; corrugated metal roofing material over 1x wood decking and 2x wood rafters; no windows; paired vertical wood plank garage doors, side hinged with metal strap hinges, located on the east elevation; fair condition.

Milk House (site plan item E; photo: roll CM-119, frame 21)

One-story rectangular plan; 10' N-S by 30' E-W; oriented to the east; poured concrete slab foundation and floor; rough-formed (hand-mixed) concrete walls; moderately-pitched gable roof, with wood shingles over 1x wood decking and 2x wood rafters; two rectangular chicken wire covered window openings, located on the south elevation; open doorway (door removed) located on the east elevation; no additions or notable alterations; fair condition.

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing n/a Non-Contributing n/a

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

This small farm complex is historically significant for its association with the theme of agriculture in the Boulder Valley. Evidently developed in the 1910s, the property was a holstein dairy farm during the 1920s and 1930s. The property's buildings are architecturally significant as well. The gambrel-roofed barn is one of only a handful of brick barns known to exist in Boulder County, and the house is a notable example of a wood-frame side-gable farmhouse. The milkhouse is also significant for its unusual hand-mixed poured concrete construction. This property should be considered eligible for inclusion in the National Register of Historic Places under Criteria A and C, and eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4).

For historical information please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing n/a Non-Contributing n/a

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Carl McWilliams

Date: 3 December 1998

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



5BL7260 1341 North 95th Street
House
3 December 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-119 Frame 16
View to SE

5BL7260 1341 North 95th Street
Barn
3 December 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-119 Frame 17
View to SW

5BL7260 1341 North 95th Street
House
3 December 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-119 Frame 15
View to NW



5BL7260 1341 North 95th Street
Garage
3 December 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-119 Frame 20
View to NW

5BL7260 1341 North 95th Street
Concrete Shed
3 December 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-119 Frame 21
View to SW

ARCHIVAL PRESERVERS
P. Williams



5BL7260

1341 North 95th Street

Silo

3 December 1998

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

Photographed by Carl McWilliams

Roll CM-119

Frame 19

View to North

5BL7260

1341 North 95th Street

Barn

3 December 1998

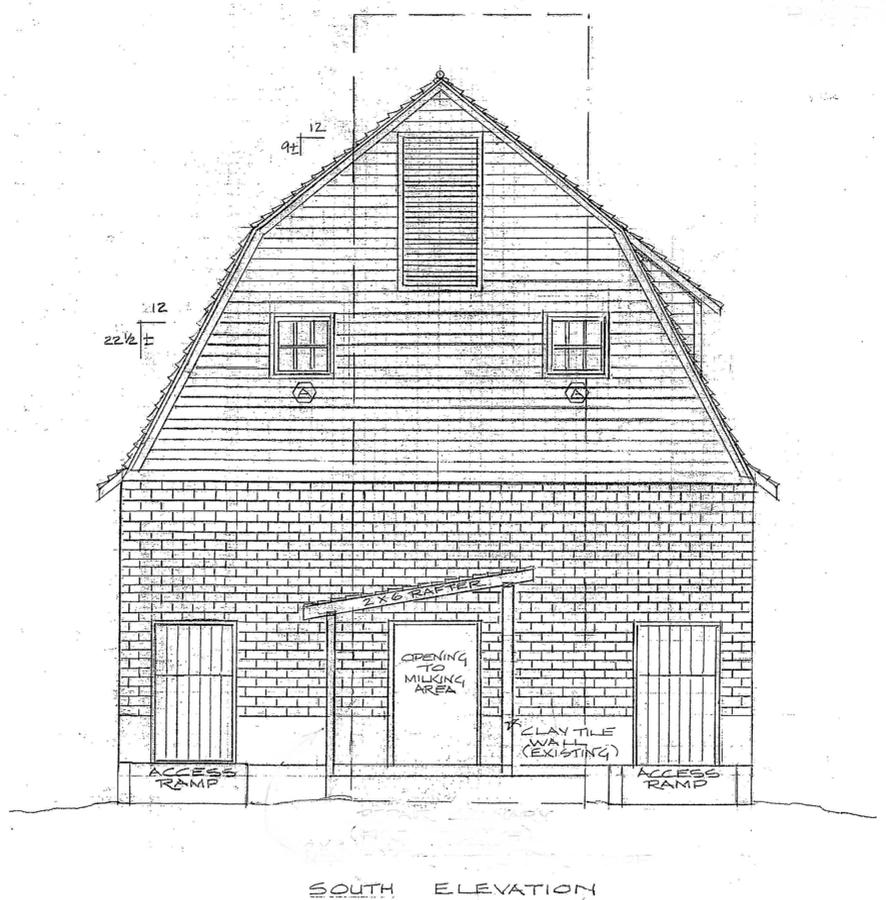
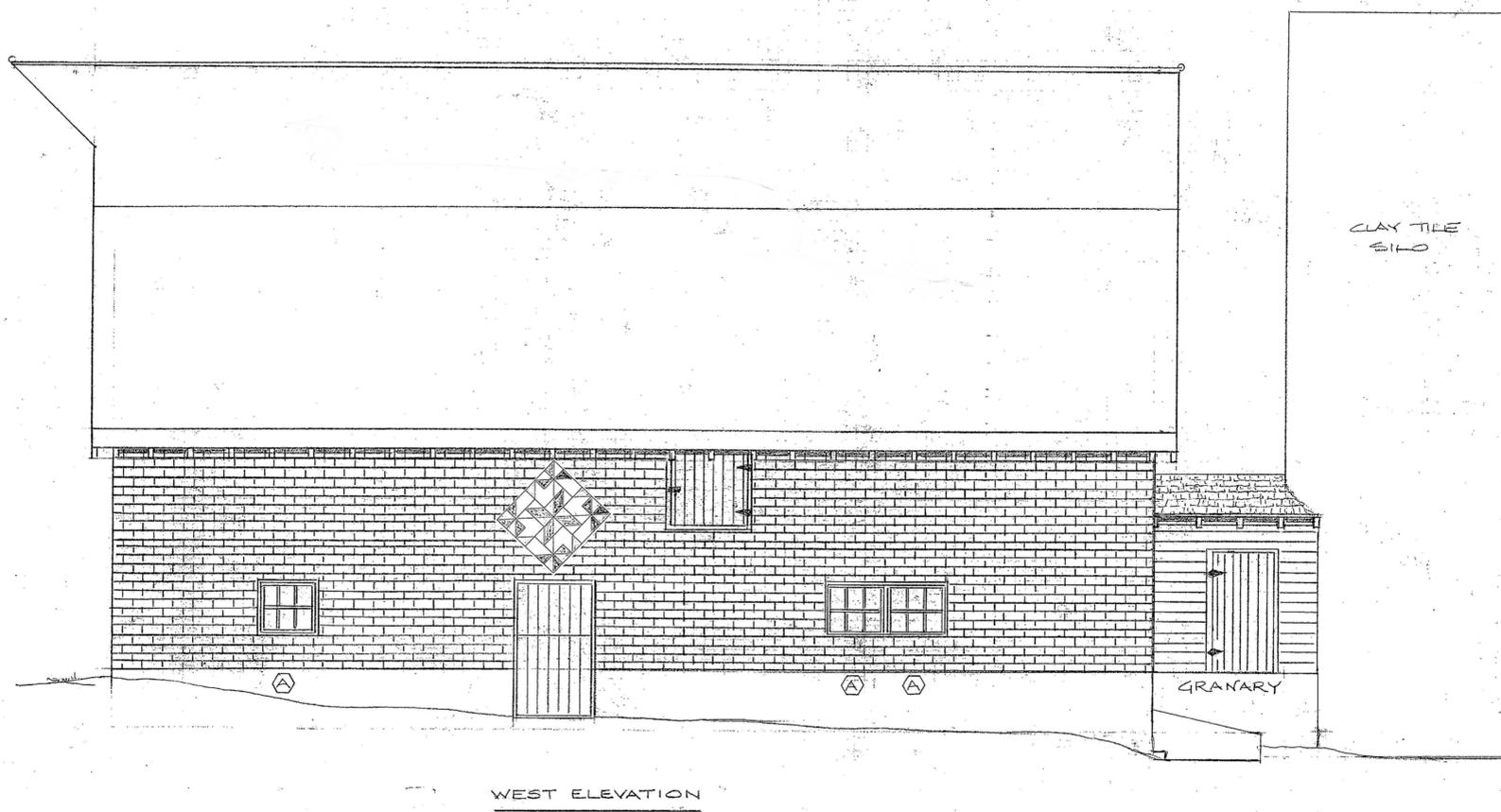
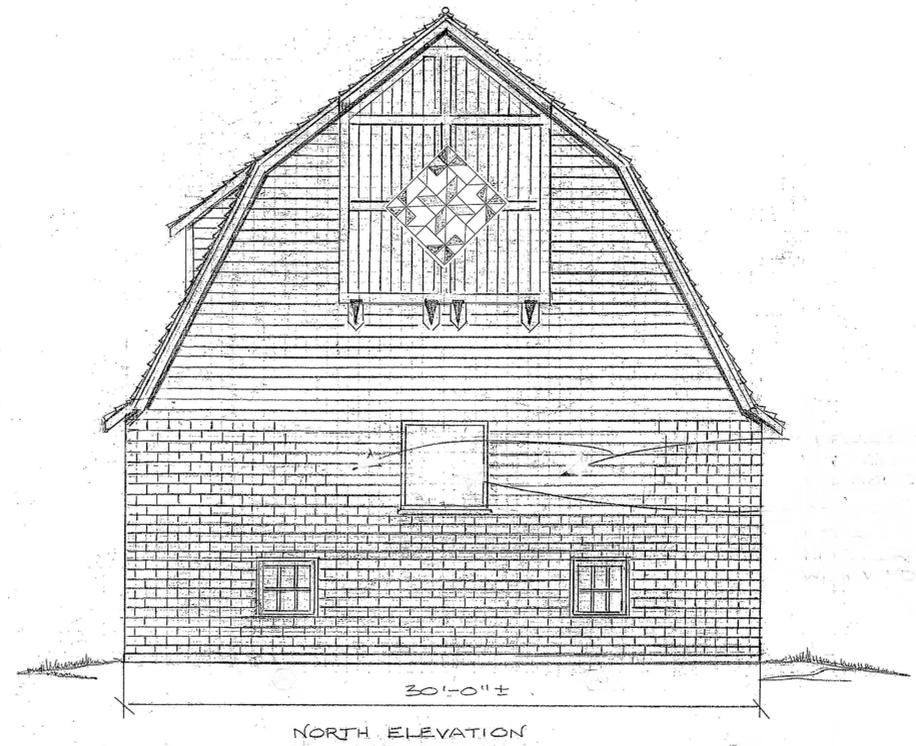
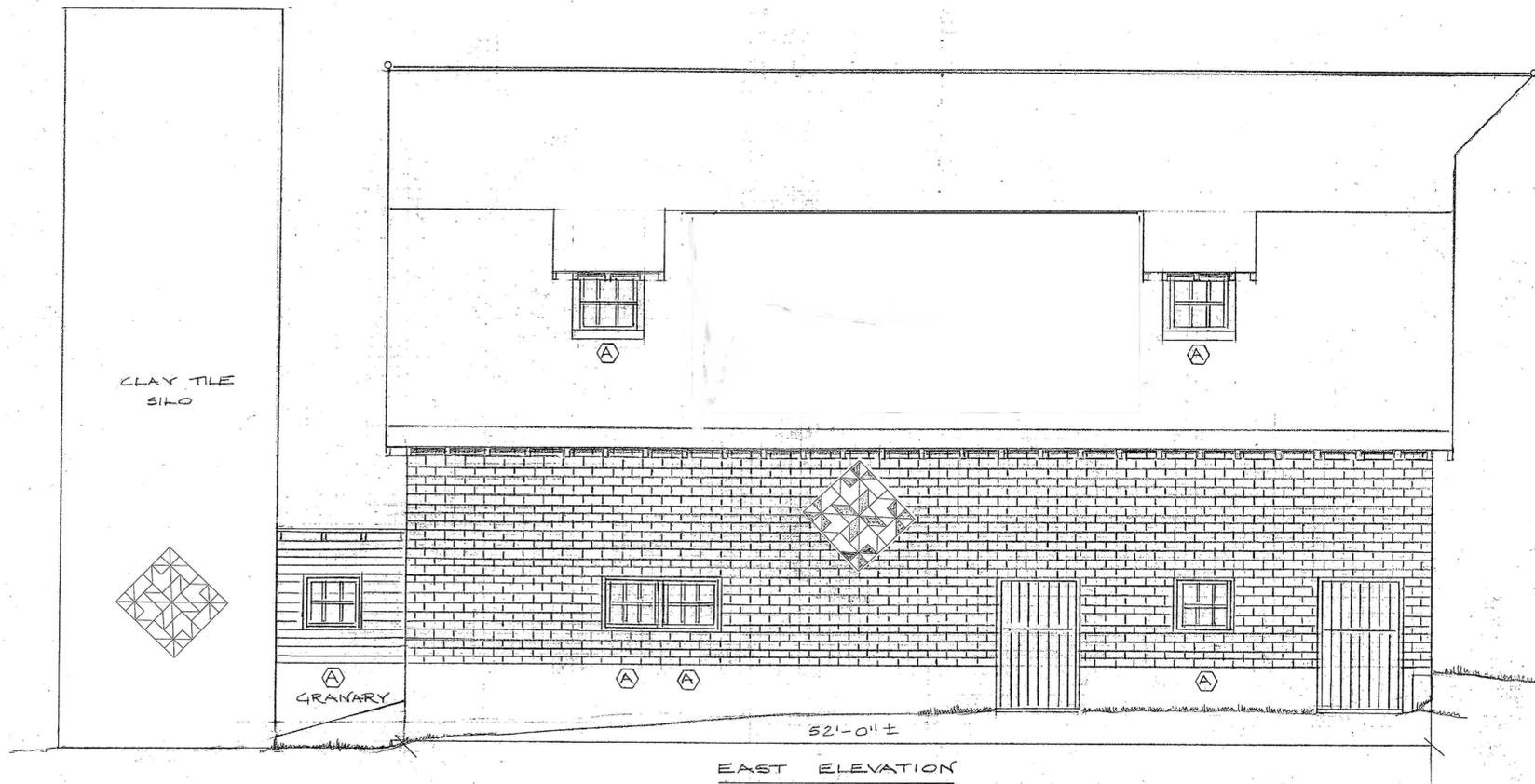
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Carl McWilliams

Roll CM-119

Frame 18

View to NE





Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

AGENDA ITEM

Thursday, June 2, 2016 - 6:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket CA-16-0005: Wagon Wheel Lodge

Request: Certificate of Appropriateness for repairs to foundation
Location: 91 Fourmile Canyon Drive
Zoning: Forestry (F) Zoning
Applicant: Asa Firestone

PURPOSE

To determine if the proposal meets the criteria for a Certificate of Appropriateness.

BACKGROUND

The Wagon Wheel Lodge was landmarked with Boulder County earlier this year. The stone structure was built in the mid-1940s and opened in 1946 as a lodge with cabins and has continued as an important member of the resort community in Boulder County ever since. It was landmarked under the following criteria:

Criteria #1 - The lodge is significant for its association with the development of the early 20th century mountain resort industry in Boulder County.

Criteria #4 - The lodge is significant as an example of early 20th century commercial-style architecture.

A proposal to alter the historic lodge has been submitted. The proposal is to add a proper foundation below the structure where presently there is none. The floors of the building will be pulled up and the area for the foundation will be hand-dug. A slab-on-grade foundation will be installed with thickened edges for necessary support. The proposal is not expected to disturb the exterior of the building.

Land Use Code, Article 15-600

F. Criteria for Approval of Alterations Requested Under a CA

1. In considering the application for a CA, HPAB uses the following criteria:
 - a. *The proposed alterations do not destroy or substantially impair the historic significance of the 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.*

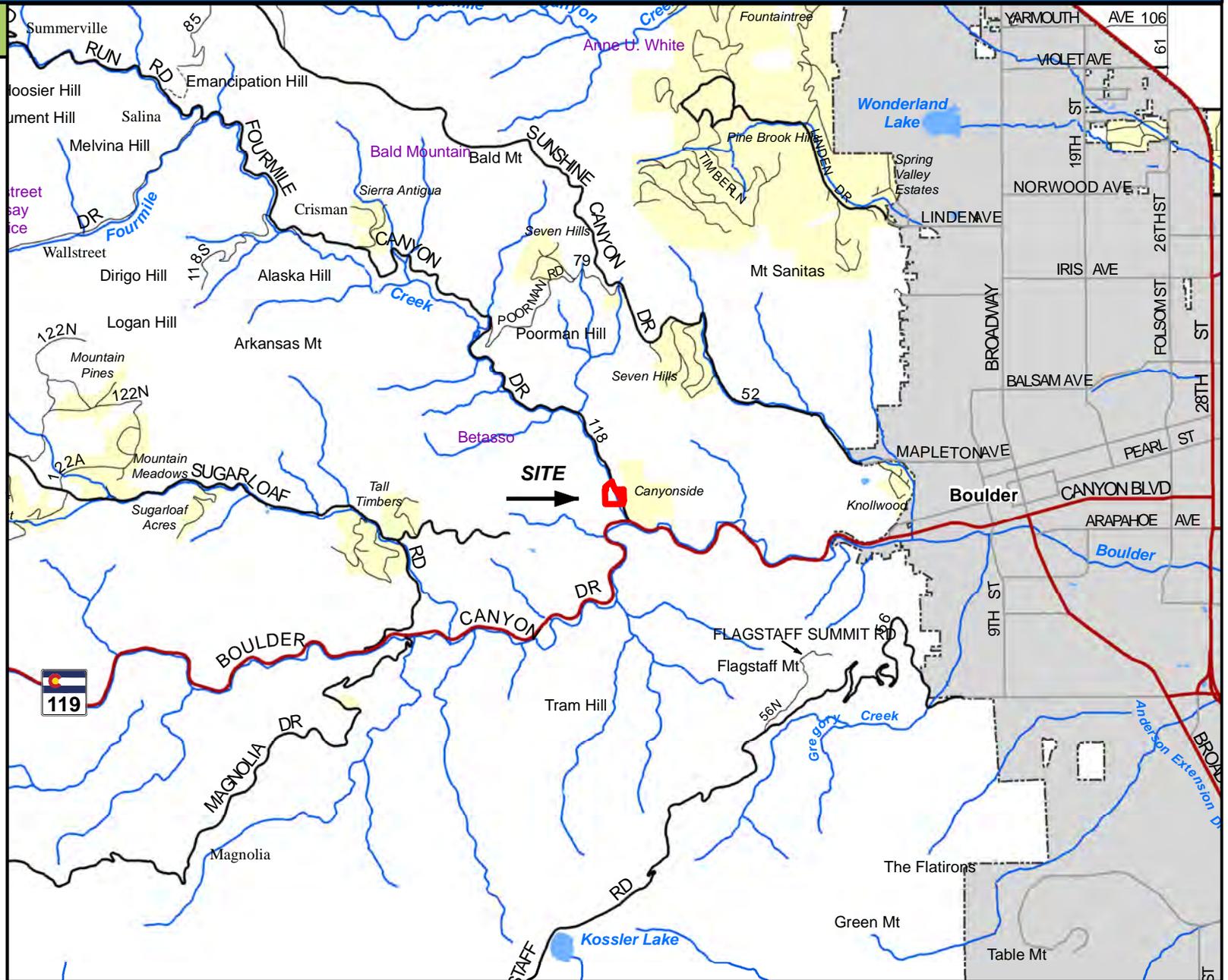
RECOMMENDATION

Staff finds that the proposal for foundation repairs to the Wagon Wheel Lodge meet the Criteria for a Certificate of Appropriateness and recommends approval of CA-16-0005. The repairs to the foundation are vital to the survival of the structure.

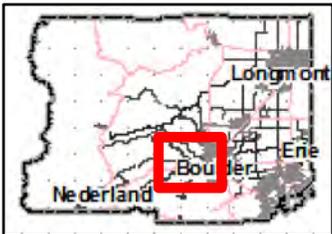


Legend

-  Subject Property
-  Municipality
-  Subdivisions



Area of Detail Date: 12/9/2015



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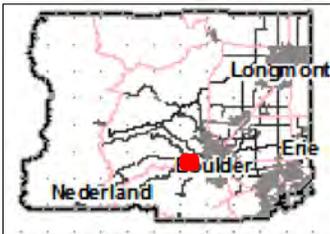


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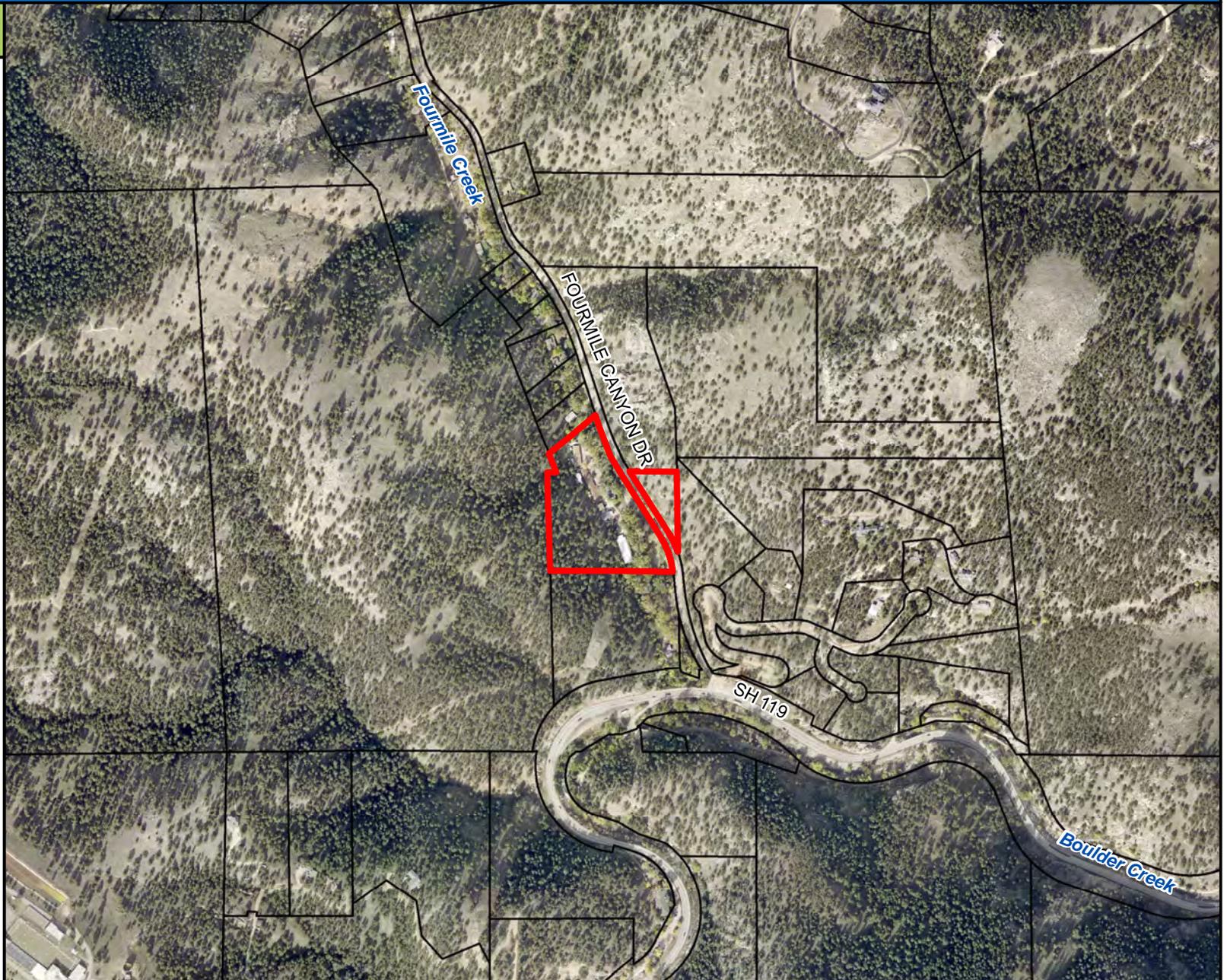
- Subject Property
- Parcels



Area of Detail Date: 12/9/2015



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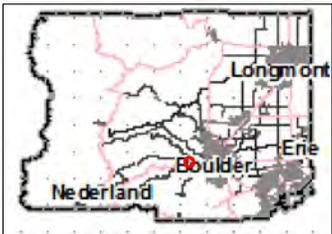


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 12/9/2015



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EXHIBIT C

91 Fourmile Canyon Drive

5BL.13301

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

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.13301 | Parcel number(s): | |
| 2. Temporary resource number: | NA | | 14612700009 |
| 3. County: | Boulder | | |
| 4. City: | Boulder vicinity | | |
| 5. Historic building name: | Wagon Wheel Lodge | | |
| 6. Current building name: | Boulder Adventure Lodge | | |
| 7. Building address: | 91 Fourmile Canyon Drive | | |
| 8. Owner name: | Charles M. and Pattie P. Firestone | | |
| Owner organization: | Charles M. Firestone and Pattie P. Firestone LLC | | |
| Owner address: | 3704 Bradley Lane | | |
| | Chevy Chase, MD 20815 | | |

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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1N** Range: **71W**
 1/4 of 1/4 of **SE** 1/4 of **SE** 1/4 of Section **27**
10. UTM reference zone: **13**
 Easting: **472196** Northing: **4429714**
 USGS quad name: **Boulder** Scale: **7.5**
 Year: **1979**
11. Lot(s) : **NA**
 Addition: **na** Year of addition:
12. Boundary description and justification:
TR 2101 & TR 2100 27-1N-71 TOTAL 7.00 ACS M/L PER DEED 865188 07/21/87 BCR
 Metes and bounds exist: **NA**

III. ARCHITECTURAL DESCRIPTION

13. Building plan (footprint, shape): **Rectangular Plan**
14. Other building plan descriptions:
15. Dimensions in feet (length x width): **Length: 53 x Width: 26**
16. Number of stories: **2**
17. Primary external wall material(s): **Stone/Sandstone** Other wall materials:
0
18. Roof configuration: **Flat Roof**
 Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
 Other roof materials:
20. Special features: **Balcony**
Chimney
21. General architectural description:
The stone lodge is a rectangular plan, 2 story, flat roof building that faces east. The building does not have a proper foundation, but instead rests upon railroad ties, that are now rotten. The stone walls are laid in a random pattern. The first floor east elevation features three 9 lite wood windows. The second floor features a covered balcony with 2 stone parapets and metal balustrade, a centered single entrance door flanked by two 1/1 windows.
The first floor south elevation features two single entrance doors, two windows and the exterior fireplace chimney. The second floor features one single entrance door opening onto a patio and two 1/1 windows.
The west elevation is built into the steep hillside and was not accessible.
The first floor north elevation is connected to the office building. The first floor features one slider window and one 1/1 window. The second floor features 1 single entrance door and four 1/1 windows. 4 stone parapets with sandstone flat caps are equally spaced along the length roofline. A painted wood walkway connects the second floor to the manager's office and apartment to the north.
22. Architectural style: **No Style**
 Other architectural styles:

Architectural Inventory Form

Page 3

Building type: n/a

23. Landscape or special setting features:

The property is located in the mountainous terrain of Four Mile Canyon, approximately 3 miles west of the City of Boulder. Fourmile Creek runs through the property from north to south. The surrounding terrain is steep and heavily wooded on the west and east sides of the property, but relatively flat along the Fourmile Creek corridor. A wood vehicle bridge provides access to the west side of the property from Fourmile Canyon Drive. A wood pedestrian bridge is located just to the north of the vehicle bridge and provides access a flat lawn area with pavilion.

24. Associated buildings, features or objects:

- 1 : Type: **North Building** Contributing?: **Noncontributing**
Describe: **The north building is a rectangular, 1 story, gabled roof building that faces east. The building was constructed in 1999 and features 5 lodge units.**
- 2 : Type: **Central Building** Contributing?: **Noncontributing**
Describe: **The central building is a rectangular, 1 story, gabled roof building that faces east. The building features wood frame construction, painted horizontal wood siding on the main section of the building and wood T-11 siding on the north elevation addition. The roof is asphalt composition shingles. The east elevation serves as the main entrance to the 13 lodge units. The overhanging roof provides covered entrances to each of the units, each with their own door and picture window. The building retains a low degree of historic physical integrity due to major alterations. Construction date is estimated to be 1945.**
- 3 : Type: **Car Port** Contributing?: **Noncontributing**
Describe: **The car port is a rectangular plan, shed roof structure to the east of the central building. The structure features wood frame construction and open on all sides. Construction date is 1980.**
- 4 : Type: **Pool/Hot Tub/Pump House** Contributing?: **Noncontributing**
Describe: **The pool is located across from the central building and surrounded by a painted wood fence. Construction date is 1982. The hot tub is adjacent to the pool and is contained inside a wood frame structure with roof. The pool pump house construction date is 1982.**
- 5 : Type: **Manager's Office, Apartment & Shop** Contributing?: **Noncontributing**
Describe: **The Manager's Office, Apartment and Shop is a rectangular plan, 2 story, gabled roof building that faces east. The building is connected to the central building on the north and stone lodge building on the south. The Manager's Office is wood frame construction, features painted horizontal wood siding, asphalt composition roof and is executed in the garrison style with the second story overhanging along the front (east) elevation. The east elevation features a single entrance door and slider window on the first floor. Three ribbon vinyl sliders are located on the second floor. The south elevation features a single entrance door on the second story. The shop is located on the first floor north side addition. Construction date is estimated to be between 1960-1980.**
- 6 : Type: **Office** Contributing?: **Noncontributing**
Describe: **The office building is an irregular shape, 1 story, flat roof building that faces east. The building is connected to the stone lodge building on the south and the manager's office, apartment and shop on the north. The office is wood frame construction and features painted horizontal wood siding. The east elevation features a single entrance door, one 1/1 window and slider window. An exterior wood staircase provides access to the manager's office and apartment and extends south the stone lodge building. Construction date is estimated to be between 1960-1980.**
- 7 : Type: **Cabin** Contributing?: **Noncontributing**
Describe: **The cabin is an irregular plan, 1 story, shed roof building located on the hillside above the central building. The building is accessible by a wood staircase between the north and central buildings. The cabin is a 3 bedroom lodge unit that features wood frame construction, asphalt composition roof, and painted exterior plywood siding with battens. The windows are vinyl sliders. Construction date is estimated to be circa 1925.**

Architectural Inventory Form

Page 4

-
- 8 : Type: **South Building** Contributing?: **Noncontributing**
 Describe: **The South Building is a rectangular plan, 1 story, shed roof building that faces east. The building features wood frame construction, painted horizontal wood siding and asphalt composition roof. The east elevation serves as the main entrance to the 9 lodge units. The overhanging roof provides covered entrances to each of the units, each with their own door and slider window. Construction date is estimated to be 1949. It is believed this building was the former dining room building during the Wagon Wheel Lodge era. The building retains a low degree of historic physical integrity due to major alterations.**
- 9 : Type: **Pavilion** Contributing?: **Noncontributing**
 Describe: **The pavilion is a rectangular plan, 1 story building located on east side of the creek. The building features a poured concrete slab foundation with concrete block knee walls covered with random laid stone veneer. The gabled roof is supported by six 6x6 wood posts. The roof is covered with asphalt composition shingles. The stone veneer was added in the 1990s-early 2000s. Construction date is 1963.**
- 01 : Type: **Shed #1** Contributing?: **Noncontributing**
 Describe: **The shed is a rectangular plan, 1 story, wood frame building that faces east. Construction date is unknown, but is less than 50 years of age.**
- 01 : Type: **Shed #2** Contributing?: **Noncontributing**
 Describe: **The shed is a rectangular plan, 1 story, wood frame building that faces east. Construction date is unknown, but is less than 50 years of age.**
-

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1944-1949** Actual:
 Source of Information: **Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado.**
26. Architect: **unknown architect**
 Source of information: **Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado.**
27. Builder: **unknown builder**
 Source of information: **Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado.**
28. Original Owner: **Ira Cole**
 Source of information: **Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado.**
29. Construction history:
According to the historic and current Boulder County Assessor records, this stone lodge was constructed in either 1944 or 1949. The construction method and building type supports the range of dates of construction. Known alterations include several window replacements, the installation of the second floor north door, and the 1990s metal balcony roof addition.
30. Location: **original** Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Hotel**
32. Intermediate use(s): **Hotel**
33. Current use(s): **Vacant/Not in Use**
34. Site type(s): **NA**
-

Architectural Inventory Form

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35. Historical background:

The Boulder Adventure Lodge began its history as the Wagon Wheel Lodge in 1946 after John C. Rubright transferred title of the property to Mabel Eve Cole in June 1945. Mabel Cole was married to Ira Albert Cole and together they created and operated the Wagon Wheel Lodge from 1946 until 1962.

The Wagon Wheel Lodge opened to the public for its first season in 1946 with just the main 2 story stone lodge and 7 cabin units aligned in a row along the west side of Fourmile creek. Each cabin featured a picture window, living room, bathroom and utilities for light housekeeping. The stone lodge featured 11 rooms that contained 3 dining rooms, a kitchen and living room on the first floor and 6 sleeping rooms on the second floor.

By 1948 the lodge expanded to include more cabins and a dining room building which is now the south building unit. The Cole's offered visitors rooms and cabins with breakfast, lunch and dinner.

Ira Albert Cole was born on August 31, 1883 in Alexander Kansas. He married Myra Ada Burnett in 1905. In 1919 they moved to Colorado and settled on a farm east of Boulder. For 10 years Cole served as a minister for the Pentecostal mission on Arapahoe Road. The Coles divorced in 1931 and Myra passed away in 1939. Cole married Mabel Eve (McBroom) Hendershott in either 1939 or 1945.

In 1947, Cole authored the adventure story "Ibe of Atlan." To be followed by "The Three Leaves of Potau" and "The Land of Shipapu." Collectively the books are known as Kalu Kan Tales. The books tell the adventures of characters and the mysteries of Indian lore and legend Cole heard as a boy from Kane Ible and Johnnie Rogers, who are reported to be a famous frontiersmen. In addition to being an author, Cole also owned 10 mining claims, some tungsten and uranium, located on the edge of the Magnolia mining district. Cole also authored the Golden Antelope, a novel about the old west in 1949.

Throughout the 1940s and into the 1960s, the Wagon Wheel Lodge hosted numerous events that included the Nederland High School senior class annual parties and the University of Colorado fraternity and sorority social events, dinners, parties, weekly functions and dances. The lodge even advertised in the University of Colorado's yearbook, The Coloradoan, as a catering and banquet facility with "unique cabins - modern rooms." As early as 1949, and into the 1960s, CU students also began living at the Wagon Wheel Lodge.

The Wagon Wheel Lodge was featured in the May 1952 nationally distributed magazine, the Ford Times. The article highlighted the lodge as a "year-round vacation spot in the heart of Colorado's vacation attractions, this lodge also offers breakfast, lunch or dinner to non-resident guests." The article also highlighted Mrs. Cole's Wagon Wheel Hub Roll recipe. Two years later, Mrs. Cole's recipe for her rolls was included in the 254 page book, the "Second Ford Treasury of Favorite Recipes from Famous Eating Places."

The Cole's sold the Wagon Wheel Lodge in February 1964 to Fred P. and Violet J. Russo of Boulder County for \$60,000. The Russo's must have had some sort of association with the lodge prior to their ownership since the couple filed for a name trademark for the "Wagon Wheel Motel" in June 1963.

The Wagon Wheel Lodge continued to operate under the Russo's until they sold the property in 1976 to Gerald and Carol Schuler for \$140,000. The property was referred to on that deed as the Wagon Wheel Motel and Apartments.

The Schuler's sold the property in 1984 to Michael and Diane Cerlan. In 1987 the Schuler's filed for bankruptcy. That same year the bank which took over the property sold to Robert and Shirlee Gibson for \$205,000. In 2014, the current owners, Charles and Pattie Firestone of Maryland purchased the property.

According the building permit records, additional buildings were constructed or existing buildings remodeled on the property from 1953 forward, but the stone lodge building remained the centerpiece of the property.

36. Sources of information:

Rocky Mountain Map Company. Boulder County Atlas. Denver, Colorado: Rocky Mountain Map Company, 1940.

Warranty Deed. Book 761 Page 54. JC Rubright to Mabel Eve Cole. 1945. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

"Tulips Blooming Now at Popular Wagon Wheel Lodge." Boulder Daily Camera, 6 May 1948. Carnegie Branch Library for Local History, Boulder, Colorado.

"Wagon Wheel Staff Complete for the Summer Season." Boulder Daily Camera, 3 June 1948. Carnegie Branch Library for Local History, Boulder, Colorado.

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"Wagon Wheel Lodge to be Sold at Auction Friday." Boulder Daily Camera, 29 November 1948. Carnegie Branch Library for Local History, Boulder, Colorado.

Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Wagon Wheel Lodge. June 20, 1950. Carnegie Branch Library for Local History, Boulder, Colorado.

"Ford News Article to Feature Boulder's Wagon Wheel Lodge". Boulder Daily Camera, 14 February 1952. Carnegie Branch Library for Local History, Boulder, Colorado.

"Wagon Wheel Lodge Recipe in Ford Times." Boulder Daily Camera, 16 April 1952. Carnegie Branch Library for Local History, Boulder, Colorado.

Marden Maps. Ownership Plat Book of Boulder County, Colorado. Boulder, Colorado: Marden Maps, 1953.

"Ford's Treasury of Famous Recipes Includes Hub Rolls of Wagon Wheel." Boulder Daily Camera, 23 December 1954. Carnegie Branch Library for Local History, Boulder, Colorado.

"Ira Cole Author of Ibe of Atlan Adventure Story." Boulder Daily Camera, 21 July 1947. Carnegie Branch Library for Local History, Boulder, Colorado.

"Ira Cole Sells Interests in Tungsten Claims." Boulder Daily Camera, 12 July 1951. Carnegie Branch Library for Local History, Boulder, Colorado.

Warranty Deed. Book 1322, Page 110. 1964. Ira A. Cole and Mabel Eve Cole to Fred P. Russo and Violet J. Russo. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Trademark. Book 1116, Page 438. 1963. Fred P. Russo and Violet J. Russo. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Deed of Trust. Book 1322, Page 112. 1964. Fred P. Russo and Violet J. Russo to Ira A. Cole and Mabel Eve Cole. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Ira A. Cole. Obituary. Boulder Daily Camera, 1 July 1973. Carnegie Branch Library for Local History, Boulder, Colorado.

Warranty Deed. Reception #183223. 1976. Fred P. Russo and Violet J. Russo to Gerald Schuler and Carol M. Schuler. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Warranty Deed. Reception # 618447. 1984. Gerald Schuler and Carol M. Schuler to Michael L. Cerlan and Diane M. Cerlan. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Mabel E. Cole. Obituary. Boulder Daily Camera, 23 July 1985. Carnegie Branch Library for Local History, Boulder, Colorado. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Quit Claim Deed. Reception #858761. 1987. Samuel O. Kuntz, Trustee in the bankruptcy for Gerald George Schuler and Carol Mae Schuler. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Warranty Deed. Reception #865188. 1987. American Industrial Bank of Aurora to Robert W. and Shirlee Gibson. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

The Coloradoan. Yearbook. 1949-1963. University of Colorado. Accessed online, Ancestry.

Polk's City Directory, Boulder, Boulder County. 1949-1960. Accessed online, Ancestry.

Find a Grave. Accessed online 10 October 2015.

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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:

- Does not meet any of the Boulder County criteria for designation
- Criterion 1
the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- Criterion 2
the proposed landmark as a location of a significant local, county, state, or national event;
- Criterion 3
the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- Criterion 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;
- Criterion 5
the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- Criterion 6
the proposed landmark's archaeological significance;
- Criterion 7
the proposed landmark as an example of either architectural or structural innovation;
- Criterion 8
the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

39. Area(s) of Significance: **Entertainment/Recreation**40. Period of Significance: **1944-1962**41. Level of significance: National: State Local

42. Statement of significance:

The stone lodge building is considered eligible for Boulder County landmark designation under Boulder County Criterion 1-501-A (1) for its association with the development of the early 20th century mountain resort industry in Boulder County. Located just 3 miles west of the City of Boulder, the property afforded both local residents and visitors with an easily

Architectural Inventory Form

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accessible place to eat, stay or hold functions away from an urban setting; and under Boulder County Criterion 1-501-A (4) for its architecture as an example of an early 20th century commercial style. Character defining features include the building's simplicity of design using native materials that include random laid stone walls, divided-lite wood windows, open balcony, flat roof with parapets and stone fireplace,

43. Assessment of historic physical integrity related to significance:

The stone lodge building retains a high degree of historic physical integrity experiencing only a minimal number of alterations since its construction. Known alterations include several window replacements and the metal balcony roof. Based upon the available historic photo documentation, the building is able to convey its historic significance as the centerpiece of the Wagon Wheel Lodge.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

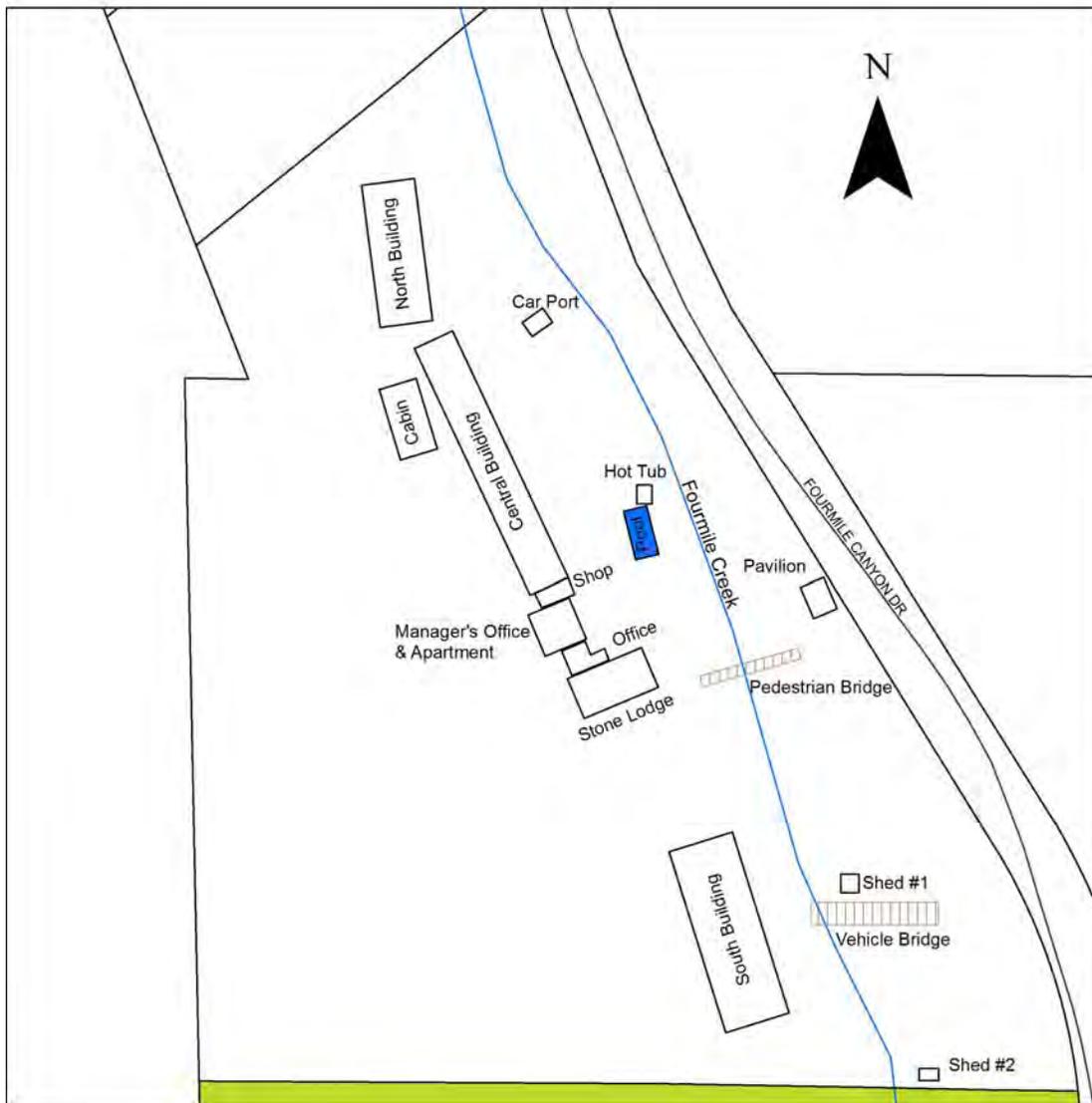
VIII. RECORDING INFORMATION

47. Photograph numbers): **91 Fourmile Canyon digitals**
Negatives filed at: **Boulder County Parks & Open Space Department
5201 St. Vrain Rd.
Longmont CO 80503**
48. Report title: **Historic Sites Survey**
49. Date(s): **10/20/15**
50. Recorder(s): **Carol A. Beam**
51. Organization: **Boulder County Parks & Open Space Department**
52. Address: **5201 St. Vrain Rd.
Longmont CO 80503**
53. Phone number(s): **(303) 678-6272**

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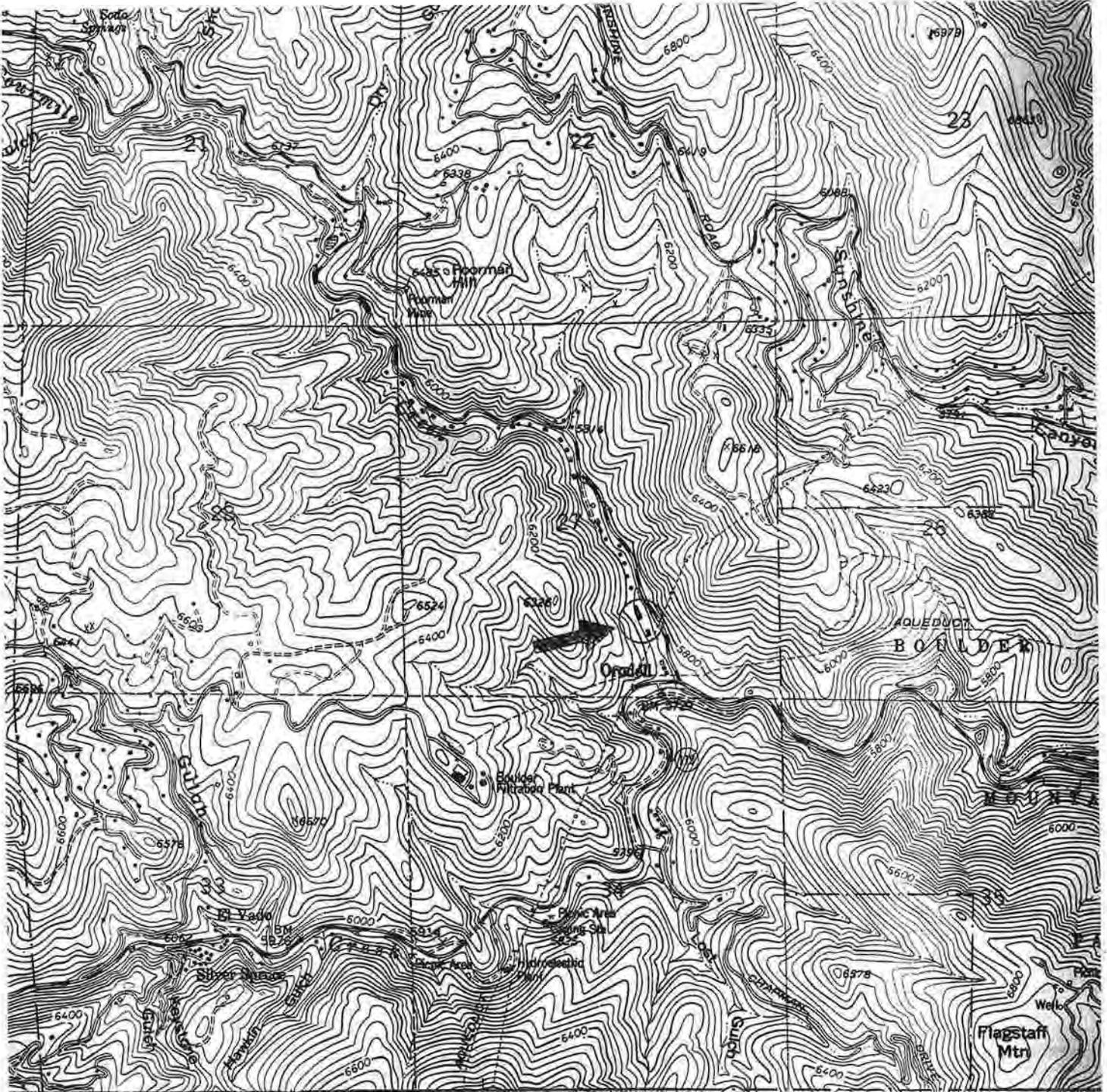
SITE SKETCH MAP



Architectural Inventory Form

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LOCATION MAP



Source: U.S. Geological Survey 7.5' Boulder topographic quadrangle - 1979



5BL.13301
91 Fourmile Canyon Drive, Boulder vicinity
Stone Lodge – northeast elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Stone Lodge – southeast elevation
October 2015



5BL.13301
91 Fourmile Canyon Drive, Boulder vicinity
North Building – east elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Cabin Building – northeast elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Central Building – northeast elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Car Port – southwest elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Manager's Office, Apartment and Shop – east elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Office – east elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Pool and Hot Tub – camera facing east
October 2015



5BL.12
91 Fourmile Canyon Drive, Boulder vicinity
South Building – east elevation
October 2015



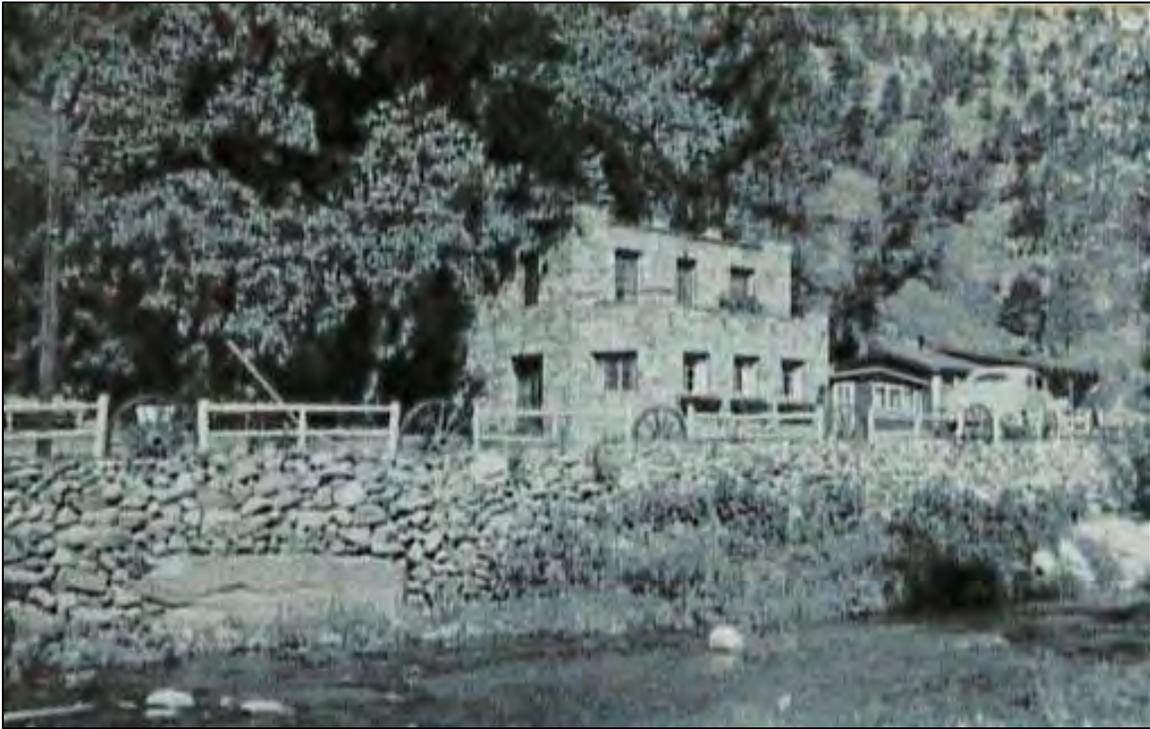
5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Pavilion – southwest elevation
October 2015



5BL.12
91 Fourmile Canyon Drive, Boulder vicinity
Shed #1 – southeast elevation
October 2015



5BL.12
91 Fourmile Canyon Drive, Boulder vicinity
Shed #2 – east elevation
October 2015



5BL.13301
91 Fourmile Canyon Drive, Boulder vicinity
Lodge - southeast elevation
Circa 1950 Boulder County Assessor photo



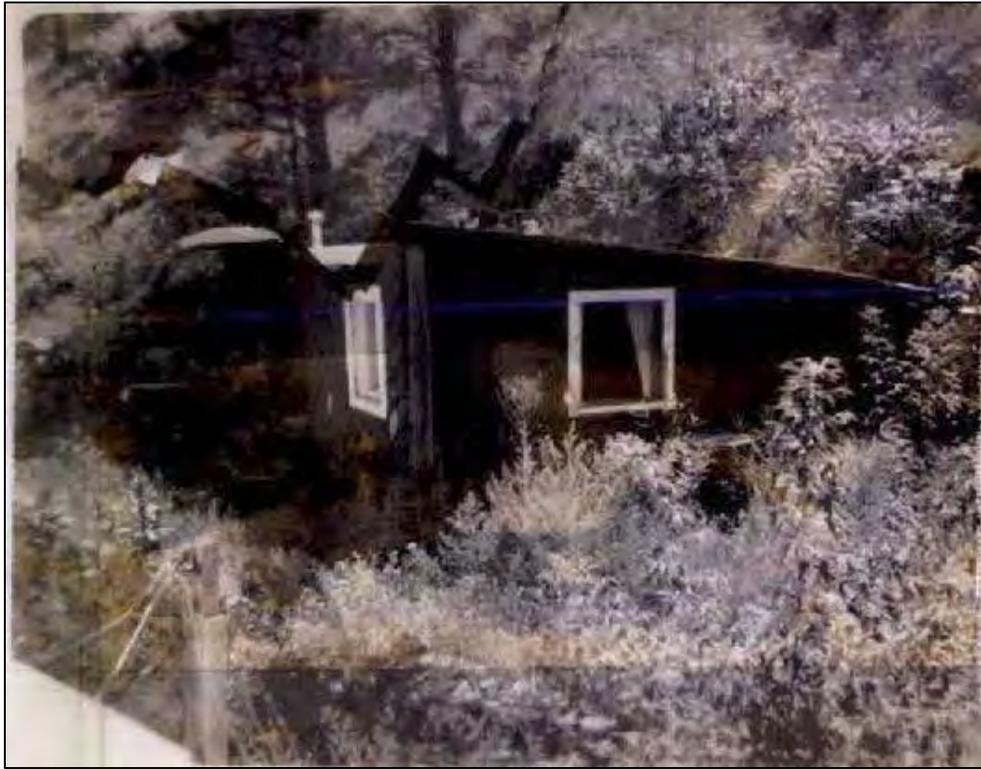
5BL.13301
91 Fourmile Canyon Drive, Boulder vicinity
Dining Room - east elevation - currently South Building
Circa 1950 Boulder County Assessor photo



5BL.13301
91 Fourmile Canyon Drive, Boulder vicinity
Cabin - east elevation – demolished?
Circa 1950 Boulder County Assessor photo



5BL.13301
91 Fourmile Canyon Drive, Boulder vicinity
7 unit Cabin Camp - east elevation - currently Central Building
Circa 1950 Boulder County Assessor photo

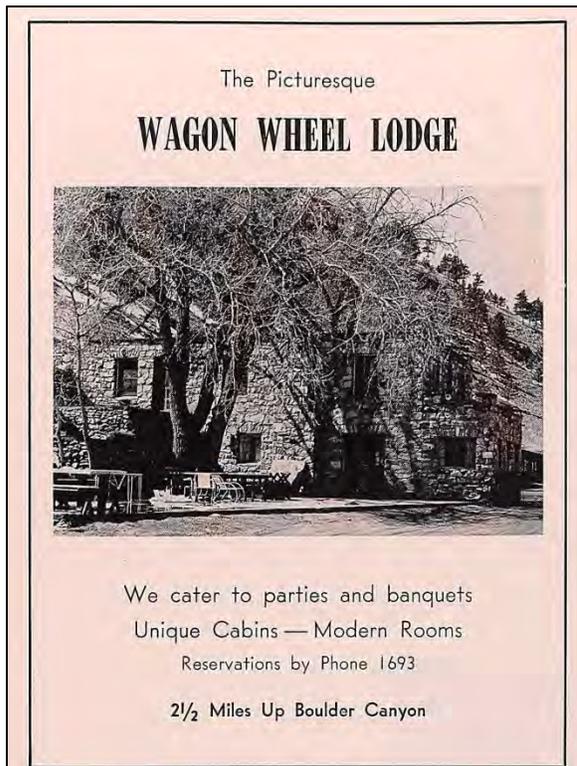


5BL.13301

91 Fourmile Canyon Drive, Boulder vicinity

Cabin - northeast elevation

1981 Boulder County Assessor photo

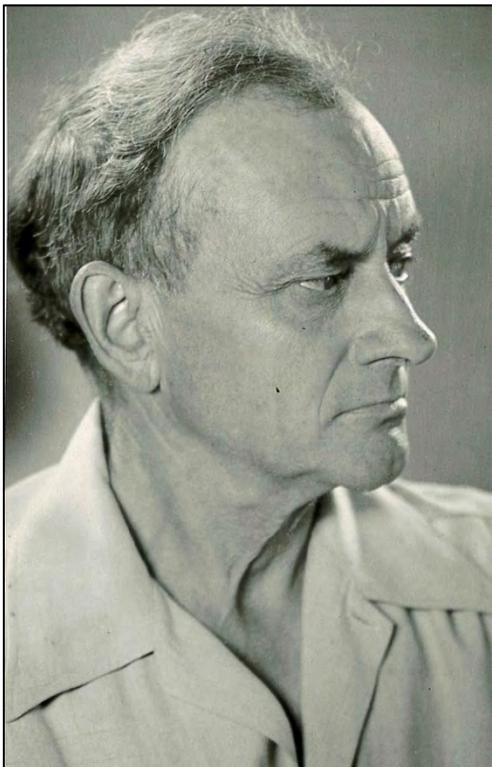


5BL.13301

91 Fourmile Canyon Drive, Boulder vicinity

Wagon Wheel Lodge advertisement

1949 Coloradoan yearbook, page 456



5BL.13301

91 Fourmile Canyon Drive, Boulder vicinity

Ira Cole photo, July 24, 1947, Boulder Daily Camera



WAGONWHEEL LODGE

*Modern Cabins — Rooms with Bath
Meals — Recreation*



Make the unique, beautiful Wagonwheel
Lodge your Vacation Home.

WAGONWHEEL LODGE RATES

Meals a la Carte	75c to \$2.00
Lodge rooms, per couple, and meals, per week	\$37.50
Large Cabin Units, 3 to 4 persons, with meals, each per week	\$40.00
Large Cabin Units, 4 or more, with meals, each per week	\$37.50
Large Cabin Units, per day, meals optional	\$ 7.50
Double rooms in the Lodge, meals optional	\$ 5.00

HOW TO GET THERE . . .

Take the Canon Highway west from
Boulder two and one-half miles to the
Gold Hill highway bridge. Turn right
for another quarter of a mile to Wagon
Wheel Lodge.

All rooms and cabins at Wagonwheel Lodge
are completely modern—cool in the summer and
warm in the winter—a restful, modern Lodge in
a beautiful mountain setting with all the con-
veniences of the city.

Wagonwheel Lodge is noted for its excellent
cuisine. Recipes used at this resort are now be-
ing compiled and will soon be published in
booklet form.

Come to the Wagonwheel Lodge to relax
and play . . . to make the most of your vacation.

Vacation, Recreation

For an enjoyable vacation in summer or winter . . . in the West's most beautiful mountain setting . . . for delicious food, modern, restful accommodations . . . for fishing, hunting and other outdoor recreation . . . come to Wagonwheel Lodge in Cool, Colorful Colorado.

Steak fries or weiner roasts by moonlight . . . a basket lunch under the pine trees on a mountain top . . . a drive through the mountains or a trip to the Glaciers . . . hiking or horseback riding over scenic, pine-scented mountain trails . . . dancing on the patio and dinner parties—whether you want excitement and action or peaceful, effortless relaxation, it's here for you.

Horseback riding, swimming, movies, golf on splendid courses and other entertainment may be had at Boulder—a short drive over a splendid paved highway in Boulder Canon.

From Wagonwheel Lodge one may plan many circle trips to famed points of interest in the Rocky Mountains. There are short trips to nearby "ghost towns" . . . trips to Mount Evans over the highest automobile road in the world, 14,259 feet; to Longs Peak, 14,255 feet; Trail Ridge road, 12,187; Berthoud Pass, 11,349 feet. In the Rockies you will find some of the most beautiful trips, and mountain roads and scenery in the world.

Wagonwheel Lodge is located three miles from Boulder—a short drive over a modern automobile road through Boulder Canon—one of the most natural picturesque and unspoiled canons in Colorado. The rugged, alpine beauty of this canon with its natural shrubs and flowers and clear rushing stream, combine to make this drive an exhilarating adventure—summer or winter.

Cabin Units are very unique, with big picture windows looking out onto beautiful Four Mile Creek and mountain scenery. They have separate bath rooms and utilities for light house-keeping, accommodating from four to six people.

Our dining room and large patio offer a picturesque view of the majestic mountains. We serve beef steak, fried chicken-in-the-basket, and trout baked on the patio, with dancing, picture shows and scenic slides following.



Wagonwheel Lodge Dining Room

Plan your next vacation at the Wagonwheel Lodge, and you will be assured of one of the most wonderful vacations you have ever experienced.

For reservations, write, wire or telephone—



Boulder, Colo.

Phone 1693

5BL.13301

91 Fourmile Canyon Drive, Boulder vicinity

Undated advertisement

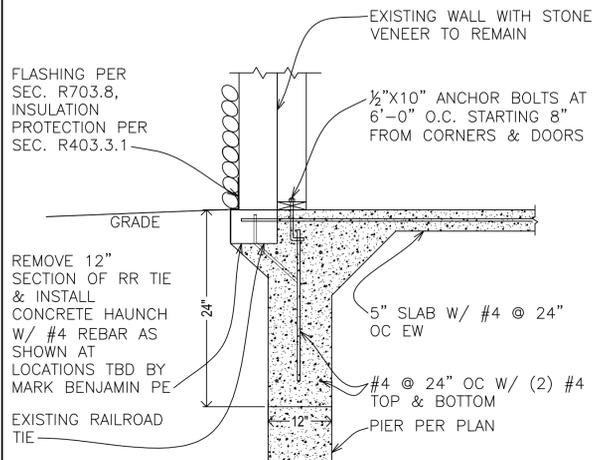
STRUCTURAL NOTES

- REFERENCE: INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, AS AMENDED BY THE MUNICIPALITY HAVING JURISDICTION OVER THIS PROJECT.
- FOUNDATION DESIGN IS BASED ON SOIL DATA TAKEN FROM RECOMMENDATIONS SET FORTH IN THE FOUNDATION REPORT PREPARED BY SCOTT COX & ASSOCIATES, INC. THEIR PROJECT NO. 15310, DATED MAY 26, 2015. THIS SOIL IS CAPABLE OF SUPPORTING FOOTING PADS AND WALLS-ON-GRADE IMPOSING A MAXIMUM BEARING PRESSURE OF 2,000 PSF.
- PLACE FOOTINGS ON UNDISTURBED SOIL BELOW LOCALLY MANDATED FROST DEPTH; IN CASE SOIL IS DISTURBED, RECOMPACT IT TO 95% STANDARD PROCTOR DENSITY OR PER GEOTECHNICAL REPORT.
- ALL FOUNDATION CONCRETE SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS; THE AGGREGATE SHALL BE 1" INCH MAXIMUM SIZE. THE CEMENT IN ALL CONCRETE IN CONTACT WITH EARTH SHALL BE TYPE II OR TYPE II MODIFIED UNLESS OTHERWISE NOTED. MAXIMUM SLOPE SHALL BE 4" IN WALLS, BEAMS AND FOOTINGS, 3" IN STRUCTURAL SLABS, 5" IN SLABS-ON-GRADE, AND 8" IN DRILLED CONCRETE PIERS (ARA CAISSONS); WATER IN EXCESS OF 1.0 GALLONS PER CUBIC YARD CANNOT BE ADDED AT THE SITE WITHOUT APPROVAL OF THE DESIGN ENGINEER. CAISSONS MUST HAVE 6" MINIMUM SLOPE, WHICH MAY MEAN SUPPLEMENTING THE MIX WITH ADDITIONAL CEMENT OR PLASTICIZER IN ORDER TO ACHIEVE THE 3000 PSI 28-DAY STRENGTH REQUIREMENT.
- BEFORE FOUNDATION PLAN REFERS TO FOOTING FORMS BY BIGFOOT SYSTEMS (www.bigfootsystems.com) OR EQUIVALENT, IN REFERS TO SIZE (HEIGHT IS 24" DIAMETER). INSTALL APPROPRIATE SIZE CONSTRUCTION TUBE (I.E. SONOTUBE) ON TOP TO HEIGHT REQUIRED. PLACE FOOTING FORM WITH CONSTRUCTION TUBE IN HOLE AND BACKFILL PRIOR TO FILLING WITH CONCRETE.
- ALL REINFORCING STEEL BARS SHALL CONFORM TO ASTM A615 GRADE 60, EXCEPT FOR COLUMN TIES, BEAM STIRRUPS AND EMBEDDED PLATE ANCHORS, WHICH SHALL BE GRADE 40. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE IN ACCORDANCE WITH IRC SECTION R404.4.6. MAKE ALL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING. PLACE 2 - #5 GRADE 40 OR 2 - #4 GRADE 60 BARS (1 EACH FACE) WITH 1" PROJECTION AROUND ALL OPENINGS IN THE CONCRETE. IN GRADE BEAMS, BOTTOM SPLICES SHALL BE AT THE DRILLED PIERS AND TOP SPLICES SHALL BE AT MIDSPAN.
- ALL LUMBER MATERIAL SHALL BE NO. 2 GRADE HEM-FIR OR BETTER, WITH A BASE MINIMUM ALLOWABLE BENDING STRESS FOR MEMBERS (10) OF 850 PSI EXCLUDING ADJUSTMENT FACTORS FOR USE, SIZE, LOAD DURATION, ENVIRONMENT, ETC., UNLESS OTHERWISE NOTED. WHERE THE TERM "WOOD-FIR" APPEARS ON THE DRAWINGS, THIS REFERS TO NO. 2 GRADE DOUGLASS FIR OR BETTER, HAVING AN FB EQUAL TO 875 PSI. TOP PLATES MUST BE NO. 2 GRADE DOUGLASS FIR OR BETTER, NO. 2 GRADE HEM-FIR. IF THE FRAMING MEMBERS BEARING ON WALLS ARE STACKED ABOVE THE STUDS, STUDS SHALL BE STANDARD GRADE OR BETTER.
- FABRICATED WOOD TRUSSES SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 10 PSF DEAD LOAD AND 45 PSF LIVE LOAD ON THE TOP CHORDS;
 - 5 PSF DEAD LOAD ON THE BOTTOM CHORDS;
 - 60 PSF TOTAL LOAD;
 - SUBMIT 3 COPIES OF SHOP DRAWINGS AND STRUCTURAL CALCULATIONS TO MARK BENJAMIN P.E., FOR REVIEW 7 DAYS PRIOR TO FABRICATION (APPROVAL PRIOR TO FABRICATION IS NOT REQUIRED).
- IF 3 OR MORE STUDS ARE INDICATED AS A COLUMN, THE STUDS SHALL BE BUNDLED AND NAILED TOGETHER WITH ONE 16d NAIL PER VERTICAL FOOT, AND THE TOP AND BOTTOM PLATES SHALL BE UNINTERRUPTED SO THAT THE BEAMS CAN BEAR DIRECTLY ON STEEL COLUMNS WITH STEEL PLATES OR BUNDLED WOOD COLUMNS, AND SO THAT THE COLUMNS CAN BEAR DIRECTLY ON A BEAM OR THE FOUNDATION WALL. ROOF SHEATHING SHALL BE 7/16" OSB MINIMUM SECURED WITH 8d NAILS AT A 6" SPACING AT PANEL AND DIAPHRAGM EDGES AND 8d NAILS AT A 12" SPACING AT PANEL FIELD. EDGES UNLOCKED. WALLS SHALL BE BRACED WITH SOLID 7/16" STRUCTURAL PANEL SHEATHING, WITH 8d NAILS AT A 6" SPACING AT PANEL AND SHEAR WALL EDGES AND 8d NAILS AT A 12" SPACING AT INTERMEDIATE STUDS TO MEET THE REQUIREMENTS OF IRC SECTION R602.10, UNLESS A DIFFERENT DESIGN IS SHOWN ON THE DRAWINGS.
- ALL PRE-MANUFACTURED CONNECTORS SPECIFIED SHALL BE PROVIDED BY SIMPSON STRONG-TIE COMPANY. FOR ANY SUBSTITUTIONS SUBMIT 3 COPIES OF SHOP DRAWINGS AND SPECIFICATIONS FOR REVIEW AND APPROVAL TO MARK BENJAMIN P.E., 7 DAYS PRIOR TO ORDERING.
- TIMBER STRUCTURAL MEMBERS SPECIFIED SHALL MEET ACCEPTED TIMBERFRAME BUILDING STANDARDS, SUCH AS THOSE REFERRED TO BY MEMBERS OF THE TIMBER FRAMERS GUILD, P.O. BOX 60, BECKETT, MAINE 01223, WWW.TREKILD.ORG FOR TIMBER JOISTS AND BEAMS. SPECIAL ATTENTION SHALL BE PAID TO THE STANDARDS REGARDING GRAIN SPIRAL, NOTCHES, BEARING AREA, AND WEATHER PROTECTION.
- SLOPE FINISHED SOIL GRADE AND ANY PAVING AWAY FROM THE BUILDING ON ALL SIDES TO PROVIDE POSITIVE SURFACE DRAINAGE AT THE RATE OF 3/4" PER LINEAR FOOT, UNLESS THERE IS A GEOTECHNICAL REPORT WITH MORE STRINGENT RECOMMENDATIONS. PROVIDE DRAINAGE CONDUITS AND COLLECTION AS NEEDED FOR ROOF RUNOFF. LANDSCAPING ADJACENT TO THE FOUNDATION SHOULD CONSIST OF A 5-FOOT WIDE STRIP OF INERT GROUND COVER SUCH AS ROCK OR BARK WITH AN UNDERLYING LAYER OF IMPERVIOUS SOIL OR GEOTEXTILE MEMBRANE. IRRIGATION SHALL BE DESIGNED SO AS NOT TO DISCHARGE WATER ON THIS SITE.
- THE ENGINEER-OF-RECORD FOR THIS PROJECT, MARK BENJAMIN, P.E., HAS PERSONALLY EXAMINED THE EXISTING STRUCTURE AND PERFORMED AN ANALYSIS TO DETERMINE IF CAN ADEQUATELY SUPPORT THE ADDITIONAL LOADS IMPOSED BY THE NEW WORK; IF NOT, NEW STRUCTURAL COMPONENTS ARE SHOWN ON THE DRAWINGS.
- ALL DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS ARE BASED ON DIMENSIONS AND INFORMATION FURNISHED BY ARCHITECTS, CONTRACTORS, OR OTHERS, AND ARE INTENDED TO LOCATE STRUCTURAL COMPONENTS RELATIVE TO NON-STRUCTURAL COMPONENTS. THE DESIGN ENGINEER MUST BE NOTIFIED IN WRITING OF ANY DEVIATION IN EXCESS OF THREE INCHES (3") PRIOR TO COMMENCEMENT OF WORK ON COMPONENTS WHICH MIGHT BE AFFECTED BY LOCATION CHANGES. IN NO WAY CAN THE DESIGN ENGINEER BE RESPONSIBLE FOR THE ULTIMATE PRECISE LOCATION OR PLACEMENT OF ANY COMPONENT.

DESIGN LOAD VALUES (IN PSF)

ROOF, SNOW (PF) = 45 ROOF, DEAD = 10 ROOF, MAX WIND = 37.14
 FLOOR, DEAD = 10 FLOOR, LIVE = 40

* BASED ON A 130 MPH 3-SECOND GUST WIND SPEED AT I.B.C. EXPOSURE "C". REFER TO CODE TABLES FOR OTHER ZONE LOAD VALUES OF 3 SECOND GUST SPEED.



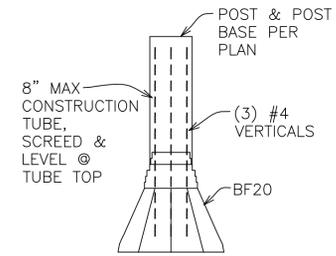
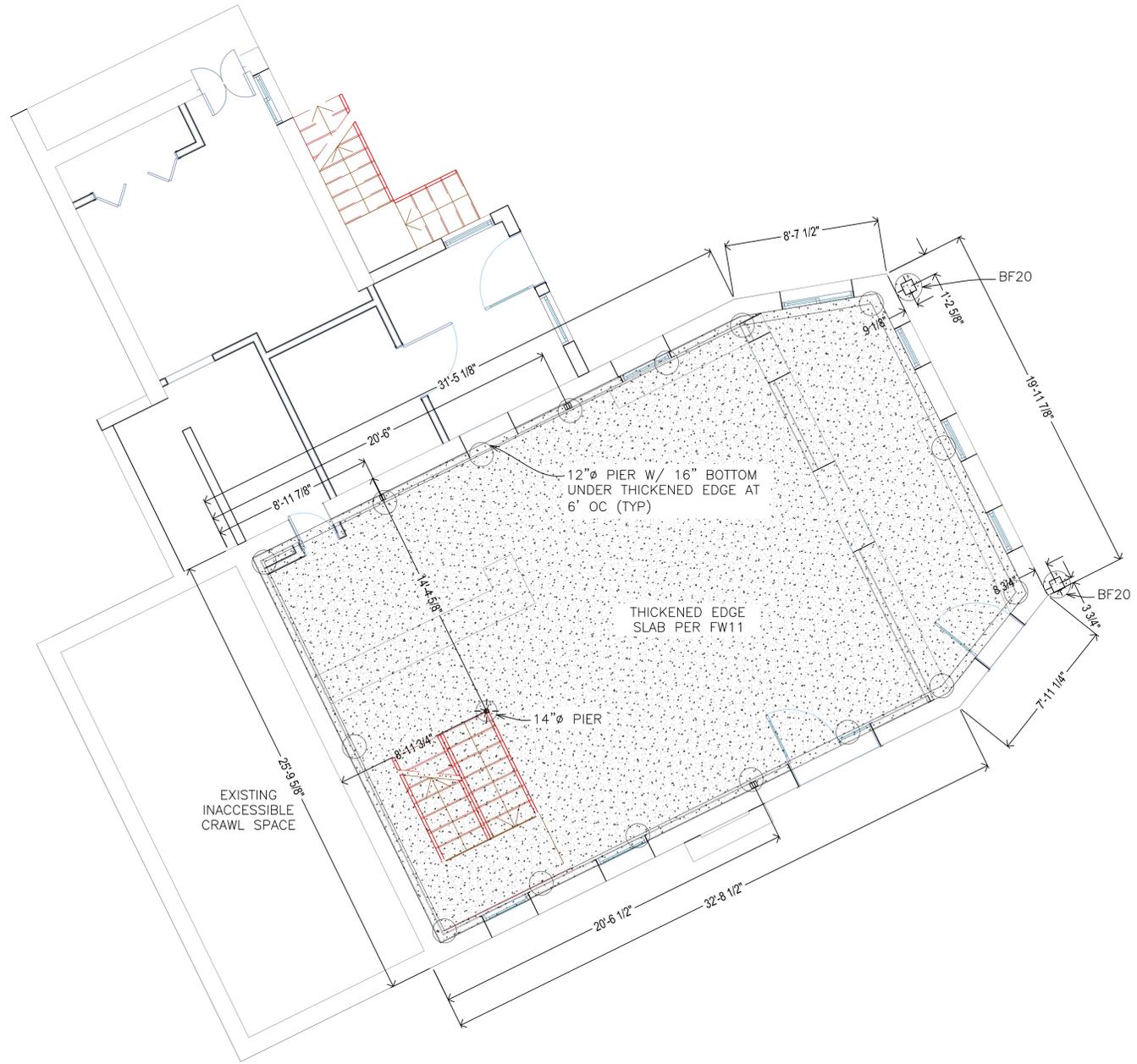
FW11 FROST PROTECTED MONOLITHIC SLAB DETAIL
 NOT TO SCALE

NOTE:

SOIL ENGINEER & MARK BENJAMIN, PE, TO OBSERVE SOILS AT DRILLED PIERS PRIOR TO CONCRETE POUR. PIERS BELOW THICKENED EDGE TO BE DRILLED TO SOLID GRANITE. PIERS TO BE 16"Ø ON BOTTOM AND THEN TAPERED TO 12"Ø.

DUTY OF COOPERATION

RELEASE OF THE PLANS COMPLETED BY THE STRUCTURAL P.E. CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE STRUCTURAL P.E.. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE STRUCTURAL P.E. AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE STRUCTURAL P.E. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE STRUCTURAL P.E. SHALL RELIEVE THE STRUCTURAL P.E. FROM RESPONSIBILITY FOR ANY ADDITIONAL COSTS, DAMAGES OR LIABILITY THEREFROM. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE STRUCTURAL P.E. ARE UNAUTHORIZED, AND SHALL RELIEVE THE STRUCTURAL P.E. OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.



BF20 20" BIGFOOT
 NOT TO SCALE

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

CROWN JADE DESIGN AND ENGINEERING, LLC.
 P.O. BOX 17, FORT COLLINS, COLORADO, 80522-0017
 (970) 472-2394; (303) 358-2452
www.crownjade.com



REVIEW SET
 7/1/15

FINAL SET

REVISIONS

ENGINEERS
 JOB #
 ALDG1-15335

SHEET
 S1

HOTEL AT 91 FOURMILE CANYON DR., BOULDER, CO
 OWNER: ASA FIRESTONE; PHONE: 720-204-0011;
 COUNTY: BOULDER

DATE: 7/1/2015
 DRAWN BY: DJ
 CHECKED BY: MB
 FILE NAME: ALDG1-15335

Engineered for the way You Build...
 ...Designed for the way You Live



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Agenda Item

Thursday, June 2, 2016– 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

FROM: Denise Grimm

RE: Approval of grant application under Boulder County Historic Landmark Rehabilitation Grant Program

REQUEST

2016 Historic Landmark Rehabilitation Grant Program Recommendation

HPG-16-0003: Wagon Wheel Lodge

Location: 91 Fourmile Canyon Drive
Zoning: Forestry (F) Zoning
Applicant: Asa Firestone

Proposed work: Repairs to the foundation

Grant Request: \$10,000.00

Match: \$20,000.00

Staff is recommending **approval** of the grant request of **\$10,000.00** to repair the foundation. The match provided by the applicants is over the 100% required.

**BOULDER COUNTY
HISTORIC LANDMARK REHABILITATION
GRANT PROGRAM**

APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

- a. Name: Charlie Firestone LLC & Pattie Firestone LLC
- b. Mailing Address: 91 Four mile Canyon Dr., Boulder, CO 80302
- c. Telephone: 301.520.5775
- d. Email: pattie.firestone@gmail.com

Applicant/Contact Person (if different than owner)

- a. Name: Asa Firestone
- b. Mailing Address: 91 Fourmile Canyon Dr. Boulder, CO 80302
- c. Telephone: 720.204.0011
- d. Email: asa@a-lodge.com

2. PROPERTY INFORMATION

- a. Landmark Address: 91 Fourmile Canyon Dr.
- b. Name of the landmarked property:
Wagon Wheel Lodge (Now Boulder Adventure Lodge)
- c. Primary Use of Property (check one): Non-Residential
 Residential

3. **PROJECT DESCRIPTION** (Please do not exceed space provided below.)

a. Provide a brief description of the proposed scope of work.

Restoration of the historic stone lodge building of the original 'Wagon Wheel Lodge'. There is no foundation for this structure, a new foundation will be installed without disturbing the original exterior and architecture of the structure.

b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

Currently there is no foundation in this structure. Floors will be pulled up, hand digging will allow for a structural slab on grade to be installed with thickened edges. Walls will be shored up to prevent any damage to the exterior.

Contractor: Brian Thal; 303.817.7718

Engineer: Mark Benjamin, PE; 970.472.2394

c. Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.

Before moving forwards with restoration and interior renovations, a foundation must be constructed so that the stone exterior will be preserved. This structure has been and will continue to be a center of the Fourmile community.

4. DESCRIPTION OF REHABILITATION

Feature A	
Name of Architectural Feature: <u>Foundation</u> Describe feature and its condition: <i>There is no foundation in this structure.</i>	Describe proposed work on feature: <i>a structural slab on grade with thickened edges will be installed, without harming any part of the original stone exterior.</i>
Feature B	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:
Feature C	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:

4. DESCRIPTION OF REHABILITATION (continued)

Feature D	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:
Feature E	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:
Feature F	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:

Please photocopy this sheet and attach copies if necessary.

5. COST ESTIMATE OF PROPOSED WORK

*Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the grant and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. (Please reference this section in your contractor's bid attachment).*

Feature	Work to be Funded	Grant Cost	Applicant Cost
A.	Install Foundation	\$ 10,000	\$ 20,000
B.		\$	\$
C.		\$	\$
D.		\$	\$
E.		\$	\$
F.		\$	\$
G.		\$	\$
H.		\$	\$
I.		\$	\$
J.		\$	\$
K.		\$	\$
Subtotal Grant Cost/Applicant Cost		\$ 10,000	\$ 20,000
		Total Project Cost	\$ 30,000

If partial grant funding were awarded, would you complete your project?

- YES NO

6. ADDITIONAL MATERIALS REQUIRED

Below is a list of the items that must be submitted along with this application:

- a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label the backside of each photograph with the address of your property and the feature number.
- b. A construction bid if one has been made for your project (recommended).
- c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.

7. ASSURANCES

The Owner and Applicant hereby agree and acknowledge that:

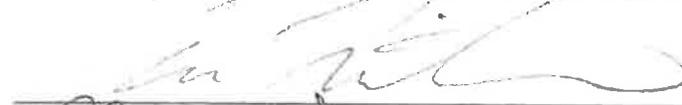
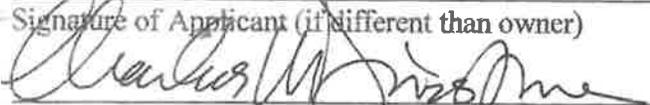
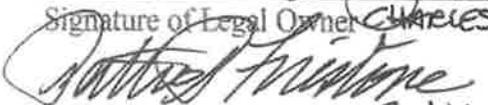
- A. Grant recipients agree to supply at least an equal match to the grant amount.
- B. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.
- C. The subject structure must have Boulder County landmark designation or be a contributing structure in a local landmark district.
- D. Grant funds and matching funds may be spent only for exterior rehabilitation of the structure, *unless specifically approved for a landmarked interior.*
- E. Neither grant monies nor matching funds may be spent for the installation of or rehabilitation of signage, interior rehabilitation or decorations, building additions, or the addition of architectural or decorative elements, which were not part of the original historic structure.
- F. All work must comply with the standards and/or guidelines of the County and the United States Secretary of the Interior for the rehabilitation of historic resources.
- G. Grant recipients must submit their project for any required design review by the Historic Preservation Advisory Board and any required building permits before construction work is started.
- H. All work approved for grant funding must be completed even if partially funded through the Landmark Rehabilitation Grant Program.
- I. Grant recipients will receive disbursement of grant funds not sooner than thirty (30) days after all work has been completed and approved, receipts documenting the costs of the work have been submitted to the County, and physical inspection has been completed by the County.
- J. The award and disbursement of this grant shall be governed by the provisions of the Boulder County Commissioners establishing the Landmark Rehabilitation Grant Program as an ongoing project of the County.
- K. The owner agrees to maintain the property after rehabilitation work has been completed.
- L. The grants funds will be ~~considered~~ taxable income in the year that the reimbursement occurs.

Signature of Applicant (if different than owner)

Date

Signature of Legal Owner CHARLES M. FIRESTONE LLC

Date




 Pattie P. Firestone, LLC

4/22/2016
4/22/2016

ASC

All Seasons Concrete L.L.C.

P.O. Box 875 ~ Niwot, CO 80544

Phone 303-591-0913 ~ Fax 970-686-1291

February 29, 2016

Thal Const.
1273 Doric Dr.
Lafayette, Co.

Brian,

Here are approximate budget numbers for the Boulder Adventure Lodge located at 91 - 4 Mile Canyon in Boulder, Co. – Labor & Materials for hand labor – grade beam support – walls – 5" slab with rebar reinforcing & 2" foam. This is for budget & will be a time & materials job.

1 – 5" concrete slab – hand dug grade beams – grade beams poured in sections – Labor & Materials
Budget Bid - \$30,000.00.

- Pumps will be cost plus – multiple pumps will be needed.

- Terms: 1/3rd down to start work (\$10,000.00) with remainder due upon completion of work.
- Signed proposal & deposit required prior to start of work.

Signature: _____.

Date of Acceptance: _____.

Thank you, Wayne Schnorr