HISTORIC PRESERVATION ADVISORY BOARD

Thursday, February 9, 2017 – 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. Landmarks:
   a. **Docket HP-17-0001: Delisting of Salina Store**
      
      Request: Boulder County Rescission of a Landmark Designation
      Location: 411 Gold Run Road, in Section 18, T1N, R71 in the 6th Principal Meridian.
      Zoning: Forestry (F) Zoning District
      Owner: Boulder County
      Applicant: Boulder County

5. Certificate of Appropriateness:
   a. **Docket CA-17-0002: Hansen Cabin – window and door replacements and partial demo**
      
      Request: Certificate of Appropriateness for window and door replacements and deconstruction of rear lean-to addition
      Location: 16 Washington Street, Allenspark
      Zoning: Mountain Institutional (MI) Zoning
      Owner: Allenspark Community Church

6. Other Business
On Thursday, December 1, 2016, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 6:17 p.m.

Board Members Present:  Jum Burrus – chair, Ilona Dotterer, Jason Emery, Marissa Ferreira, Charles Gray, Stan Nilson, and Rosslyn Scamehorn

Board Members Excused:  Steven Barnard, and George Schusler

Staff Present:  Denise Grimm and Jessica Fasick, Land Use

Interested Others:  1

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the October 6, 2016 Historic Preservation Advisory Board Minutes:

MOTION:  Marissa Ferreira MOVED to approve the October 6, 2016 minutes as submitted.

SECOND:  Charles Gray

VOTE:  Motion PASSED unanimously
3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARK

a. Docket HP-16-0005: Chaussard Barn

Request: Boulder County Historic Landmark Designation of the barn  
Location: 7507 Dyer Road, near Louisville  
Zoning: Rural Residential (RR) Zoning  
Applicants: Justin and Emily Vigmostad

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the barn has been submitted by the owners, Justin and Emily Vigmostad. The landmark application is for the barn only. There are at least four other structures on the parcel that are historic but are not included in this application. The house and a garage were built in the 1970s and 1980s respectively. A draft of an historic site survey was completed on the property earlier this year and is included in the packet.

The barn is located north of US 36 just east of Davidson Mesa. It is located on a parcel that was once part of a much larger farm that encompassed land on both sides of what would become US 36 when Dyer Road and Marshall Road were connected. The farm was owned by Henry and Flora Chaussard from 1918 until 1971. Their parents traveled together on the same boat when they emigrated from France to the United States and then their fathers worked together in coal mines near Erie, Colorado. As was very common for men of that time period, Henry was both a coal miner and a farmer because coal mining was mostly a winter job.

The barn, believed to have been built in 1920, is an example of a Western Prairie barn and has one large center bay with a large door flanked by two smaller bays. At this time the barn has two smaller additions on the east side and aerial photographs show that there was an addition on the west side as recently as 2011. The ages of the additions are not known but architectural evidence, such as window and door placements, suggests that they were not original.

In 1971 Henry and Flora Chaussard transferred what was left of the farm to their daughters, Lillian and Mildred. In 2007 a large part of the remaining farm was sold to the City of Louisville and the farm was reduced to about 1.2 acres with the clustered buildings. Conservation easements held by Boulder County Parks and Open Space restrict the farmstead and the immediately adjacent land. The easement which includes the barn states that “Unless required by Boulder County land use regulations in effect at the time, no alteration shall be made to the exterior of the barn, nor shall it be demolished, without Grantor first obtaining approval from Boulder County and the City of Louisville.” The City of Louisville has been included in the referral of this landmark application.

On October 12, 2016, a subcommittee of the HPAB reviewed the barn and determined that it is eligible for landmark status. They also agreed that two of the outbuildings are also eligible – the shed and a building labeled “The Ole Milk House.” The subcommittee also agreed that the two additions on the east side of the barn could be removed and the barn would still be eligible for landmark status.

SIGNIFICANCE
Staff believes that the barn qualifies for landmark status under Criteria 1 and 4.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The barn is significant for its association with the development of agriculture in Boulder County; the barn is also significant as one of the only visible remnants of Boulder County’s historic agricultural heritage along US 36.

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 barn is significant as an example of a Western Prairie barn.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve [HP-16-0005: Chaussard Barn] under Criteria 1 and 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.)

Owner, Justin Vigmostad, was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Charles Gray MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-16-0005: Chaussard Barn based on Criteria 1 and 4 and with the Recommended Conditions with the addition that no CA is needed for the removal of the two additions.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously
5. OTHER BUSINESS

a. Board member, Marissa Ferreira, asked if the subcommittee meeting on December 12, 2016 was going to happen. Denise Grimm answered that she wasn’t sure yet but that she would find out. Marissa followed up asking how long that meeting might take. Denise answered that it would be about 20 minutes.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:17 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.*
HISTORIC PRESERVATION ADVISORY BOARD

Thursday, February 9, 2017 – 6:00 p.m.
Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-17-0001: Delisting of Salina Store
Request: Boulder County Rescission of a Landmark Designation
Location: 411 Gold Run Road, in Section 18, T1N, R71 in the 6th Principal Meridian.
Zoning: Forestry (F) Zoning District
Owner: Boulder County
Applicant: Boulder County

BACKGROUND

An application for rescission of a landmark designation of the building has been submitted by the County as the new owner. The property was damaged in the 2013 flood and is part of the federal buyout program which transfers ownership to the local jurisdiction but requires removal of all structures from the site.

“Boulder County experienced a rain event of historic proportions beginning on September 9, 2013, that dropped a record-breaking 17+ inches of precipitation over a widespread area in just a few days. The unrelenting rain triggered flash floods and landslides in the County’s mountain drainages, resulted in massive flooding with associated slides and debris flows throughout the foothills and plains, so overloaded water channels that many substantially changed course, and excessively saturated soils on properties that were not overrun by floodwaters. This extraordinary weather event (“2013 Extreme Rain and Flood Event”) led to President Barack Obama declaring the County a federal major disaster area, and prompted emergency disaster declarations at the state and local levels. The 2013 Extreme Rain and Flood Event caused loss of life, catastrophic property damage, and the substantial destruction of key infrastructure including major roads, sewer systems, and trails and park lands….” (Boulder County Land Use Code Art. 19-300).

The historically designated property at 411 Gold Run was one of many properties in Boulder County affected by this event which led to the above mentioned disaster declaration. It was determined that this property, while outside of any regulated floodplain (due to the Gold Run area never being mapped), did lie within a high hazard area. Damages to the main structure on the property were assessed by local officials according to FEMA substantial damage estimate criteria to be 62.9% of the structure’s 2013 value. Given the high hazard location and the amount of damages, the property
owner voluntarily applied to have the property purchased by the Boulder County Buyout Program. This program was specifically set up as a hazard mitigation response to the 2013 event to build resilience and protect the health, safety, and welfare of property owners and their surrounding communities when recovering from this event and in anticipation of other future events.

Since the structure on 411 Gold Run was not in a regulatory floodplain this specific Buyout application request did not qualify for funding under the Hazard Mitigation Grant Program (HMGP) set up by the Federal Emergency Management Association (FEMA). It was instead covered by the Community Development Block Grant for Disaster Relief (CDBG-DR), a State program setup by the Colorado Department of Local Affairs (DOLA) with Housing and Urban Development (HUD) funds to mirror the HMGP program and cover unmet needs. The purchase of the subject property was approved by a funding panel for County Buyout with CDBG-DR funds, and purchased on 8/18/2016.

Once a property is purchase it is then required that all structures be removed from any property purchased under the Buyout Program. The property is also required to be deed-restricted in perpetuity so that no future structural development on the property is allowed. Once all deconstruction activities are completed, each property shall be converted to open space uses to restore and/or conserve its natural drainage or floodplain functions.

In order to move 411 Gold Run forward to the deconstruction phase of the Buyout program and ensure compliance with all Federal, State, and Local regulations it’s requested that the Boulder County Historic Preservation Advisory Board (HPAB) removes the structure from the historic preservation list.

Staff explored options to avoid demolition including meeting with Historic Boulder to discuss a partnership but after investigating the costs it was determined to cost prohibitive. Also, Peter Brady (a local builder, Salina resident and HPAB member for many years) investigated the structure and found there to be a greater lack of integrity that originally thought. We are working to salvage the materials found to have historic value.

Because the project involves federal funds, the environmental review process conducted found that there was an adverse effect to a historic structure but the SHPO (State Historic Preservation Office) approved of the demolition of the structure requiring only that an interpretational sign be erected on the site as mitigation for the loss. The County and Land Use staff have entered into an Agreement with the federal agencies and the SHPO to be responsible to the signage. We will work with HPAB, Parks and Open Space Staff and the community to design and create the sign once the site has been cleared.

RECOMMENDATION

Staff recommends that the HPAB approve and recommend that the BOCC approve Docket HP-17-0001: Delisting of Salina Store.
Land Use PreApplication Map: Aerial

411 Gold Run

Legend

- Subject Property

Area of Detail Date: 1/24/2017

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The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
Re: Delisting 411 Goldrun Road, Salina Store as a Boulder County Landmark

After the flood of 2013, the interior of the Salina Store (Café) property was filled to a depth of several inches with mud and sludge. This necessitated the removal of the floor and at least three feet of covering of the interior wall. What was revealed during this process is that the building had been modified substantially since original construction in 1886. The building was apparently also expanded toward the road at least six feet. Upon examination of the flood damaged structure, I found the two front store windows and some framing to be the only elements utilized from the 1886 façade after "remodeling". When I moved here in 1972, the façade was how it is now. A 1949 assessor photo shows the original entrance with a change to the parapet. Thus the most significant changes took place between 1949 and 1972.

I would like to propose that a two dimensional 1886 façade be reconstructed in its original location which as mentioned is at least 6 feet further back from the existing roadway. This would serve as an interpretive sign to truly demonstrate the historic aspect that Salina served as a hub to other outlying mountain communities. Being comprised of many residential and commercial structures, it was a self sustaining community. There are two landmarked structures (schoolhouse/church) in close proximity, on the national register, that reinforce the diversity and commitment once held by the town of Salina. With the losses incurred due to recent fire and flood, Salina would lose too much identity as having once been a prosperous community in Boulder County. A verbal sign would also be installed on the façade to demonstrate a list of recent historic structures lost to disaster. Boulder County needs this to maintain its heritage and recognize Salina as one of the last fairy intact examples of a mining town in Boulder County. To lose the Salina Store entirely would diminish that goal. Please help the community of Salina "preserve" the historic recognition that so clearly references our past in the development of the County and the role that mining played. To lose anymore historic structures would reduce this area to a few "old" houses with little ties to the fact we were once a prosperous community.

Peter Brady
HISTORIC
PRESERVATION
Advisory Board
February 9, 2017

Docket HP-17-0001

Planning with Boulder County’s Future in Mind
Docket HP-17-0001: Salina Store

Request: Delisting of Historic Landmark
Location: 411 Gold Run Road
          Section 18, T 1N, R 71W
Zoning: Forestry
Owner/Applicant: Boulder County
RESOLUTION 2010-112

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET 
#HP-10-0004: DESIGNATION OF THE SALINA STORE AT 411 GOLD RUN ROAD 
IN UNINCORPORATED BOULDER COUNTY AS A HISTORIC LANDMARK UNDER THE 
BOULDER COUNTY HISTORIC PRESERVATION REGULATIONS

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

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

WHEREAS, pursuant to Docket #HP-10-0004 and the County's Historic Preservation Regulations, Anne Brady, as property owner and applicant ("Applicant"), is requesting that the Board approve the historic landmarking of the original store structure located at 411 Gold Run Road, in Section 18, T1N, R71W, unincorporated Boulder County ("the Proposed Designation"), all as further described in the memorandum and written recommendation of the Boulder County Land Use Department dated July 13, 2010, with its attachments, including the Boulder County Historic Landmark Nomination/Narrative Form for the Proposed Designation which is on file in the official records of the Boulder County Land Use Department (collectively, "the Staff Recommendation"), which is incorporated herein by this reference; and

WHEREAS, the subject store, which was built in 1886, was originally a store and later a restaurant, and had additions in 1945 and a house added to the site in 1957; and

WHEREAS, only the original store, and not the later additions, are part of the Proposed Designation; and

WHEREAS, at a duly noticed public hearing on August 5, 2010, the Boulder County Historic Preservation Advisory Board ("HPAB") reviewed the Proposed Designation, as required by the County's Historic Preservation Regulations, and found that the Proposed Designation met the criteria for landmark designation under the County's Historic Preservation Regulations, and recommended to the Board that the Proposed Designation be approved, subject to
conditions; and

WHEREAS, on August 31, 2010, the Board held a duly-noticed public hearing on the Proposed Designation ("the Public Hearing"), at which time the Board considered the recommendation of HPAB, the Staff Recommendation, and testimony from the Land Use Department staff, with no representatives of the Applicant or members of the public being present to speak to the Proposed Designation, all as further reflected on the official record of the Public Hearing; and

WHEREAS, based on the Public Hearing, the Board finds that the Proposed Designation meets the criteria for landmark designation set forth in the County's Historic Preservation Regulations, specifically on the basis recommended by HPAB and as set forth in the Staff Recommendation, and, therefore, finds that the Proposed Designation for the original Salina Store structure, as described herein and in the Staff Recommendation, should be approved for designation as a Boulder County Historic Landmark, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the Proposed Designation is hereby approved, as set forth in the findings of this Resolution, above, and in the Staff Recommendation which is incorporated herein by this reference, 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 by Boulder County.

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).
A motion to approve the Proposed Designation, as stated above, was made by Commissioner Toor, seconded by Commissioner Pearlman, and passed by a 3-0 vote of the Board.

ADOPTED on this 9th day of September, 2010, nunc pro tunc the 31st day of August, 2010.

BOARD OF COUNTY COMMISSIONERS OF BOULDER COUNTY:

Cindy Domenico, Chair

Ben Pearlman, Vice Chair

Will Toor, Commissioner

ATTEST:

Clerk to the Board
PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket CA-17-0002: Hansen Cabin – window and door replacements and partial demo

Request: Certificate of Appropriateness for window and door replacements and deconstruction of rear lean-to addition

Location: 16 Washington Street, Allenspark

Zoning: Mountain Institutional (MI) Zoning

Owner: Allenspark Community Church

PURPOSE

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

BACKGROUND

The Hansen Cabin was landmarked in 2015. The cabin was built in 1921 in an eclectic style and was built with fire-hardened logs from an 1894 forest fire and is believed to be one of three in Allenspark built from such logs.

The owners of the cabin, Allenspark Community Church, have submitted for two building permits – one to remove the lean-to addition on the rear of the cabin and one to re-install windows and French doors into existing openings. The addition on the rear of the cabin dates to the 1960s and the applicant notes, “This lean-to addition detracts from the quaint historical appearance of the original cabin. Furthermore, the sloped roof is prone to leaks, and the entire lean-to is difficult to keep rodent free.” Several years ago the windows and the French doors were removed from the cabin and the openings have been boarded up ever since. The proposal is to re-install “new wood-frame double-pane windows and a French door approximating as closely as possible the appearance of the original windows and door, including true divided panes with wood dividers.”

CRITERIA FOR APPROVAL OF ALTERATIONS REQUESTED UNDER A CA

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

2) 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.

3) The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

RECOMMENDATION

Staff finds that the proposals to remove the lean-to addition and to re-install windows and the French doors are appropriate and do meet the criteria for a Certificate of Appropriateness. The cabin will not only be more historically accurate with both proposals but the cabin will also once again be usable with the re-installation of windows. In addition, the French doors were an integral part of the cabin’s eclectic style and are an important historic feature for the cabin.
# Building Permit Application Form

**Project Street Address**: 16 Washington St  
**City**: Allenpark  
**State**: CO  
**Zip Code**: 80510  
**Owner's Name & Contact**: A. Johnson  
**Address**: 324 Riverside Dr  
**City**: Lyons  
**State**: CO  
**Zip Code**: 80540  
**Primary Phone Number**: 303-784-0756  
**Secondary Phone Number**: 303-475-0572  
**Email Address**: alj24048@aol.com  
**Contractor Business Name & Contact**: Boulder County Contractor License  
**Address**:  
**City**:  
**State**: CO  
**Zip Code**: 80510  
**Primary Phone Number**:  
**Secondary Phone Number**:  
**Email Address**:  

**Project Description**: Replace existing plywood sheathing over window & French door openings with new double pane windows, using existing opening.

**Project Valuation**: $7,850

**Type of Project (Check Only One)**
- [ ] (01) New Structure
- [ ] (02) Addition
- [ ] (03) Remodel
- [ ] (04) Electrical
- [ ] (07) Deconstruction of Structure
- [ ] (08) Change of Use
- [ ] (09) Moved-in Structure

**Type of Structure (Check Only One)**
- [ ] (01) One Family Dwelling
- [ ] (02) Two Family or Attached Dwelling (including townhouse)
- [ ] (03) Three and Four Family Dwelling
- [ ] (04) Hotel or Motel
- [ ] (06) Amusement and Recreation Building
- [ ] (07) Church and Other Religious Building
- [ ] (08) Industrial Building, Manufacturing Plant, and Factory
- [ ] (09) Service Station and Repair Garage
- [ ] (10) Detached Garage
- [ ] (12) Office, Bank, and Professional Building
- [ ] (13) School
- [ ] (14) Store, Customer Service
- [ ] (15) Barn, Storage Shed, Outbuilding
- [ ] (16) Mobile/Manufactured Home
- [ ] (22) Public Works, Utility Building
- [ ] (23) Pool, Hot Tub, Fence, Retaining Wall, Pump

**Proposed New Building or Addition**: N/A

**Certification**: I certify that the above information is correct and agree to construct this building in accordance with the site plan, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Land Use Code, Building Code, and Health and Plumbing Regulations of Boulder County.

**Applicant (Please Print)**: Albert Johnson  
**Signature**: [Signature]  
**Owner**: [ ]  
**Contractor**: [ ]  
**Agent**: [ ]  
**Date**: 6/17

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Form: B/01 · Rev. 05.05.16 · gr/publications/building/B01BuildingPermitApplicationForm.pdf
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR
INSTALLATION OF WINDOWS FOR HANSEN CABIN (HISTORICAL LANDMARK)
26 WASHINGTON ST, ALLENSPARK, CO 80510

Whereas in accordance with Article 15-600, a Certificate of Appropriateness (CA) is required for historic landmarks prior to undertaking certain actions,

And whereas such CA must be reviewed and approved by the application review subcommittee (ARS), or if not approved by the ARS, forwarded to the Historic Preservation Advisory Board (HPAB) for review,

Please find below the information specified in Article 15-600 for our application for a CA for installation of windows for the Hansen cabin located at 26 Washington St, Allenspark, CO.

1. **Name(s) of Owner(s):**
   Allenspark Community Church
   PO Box 45
   Allenspark, CO 80510-0045
   Attn: Al Johnson (alj2404@aol.com – 303-747-0556)

2. **Description of Proposed Action:**
   This CA application is for installing new wood frame double pane windows and a French door approximating as closely as possible the appearance of the original windows and door, including true divided panes with wood dividers.

3. **Reason for Proposed Action:**
   Prior to application for and receipt of historical designation for this building, all windows and the exterior French door had been removed. Presently the exterior openings are covered with plywood. This action will restore the structure to its original exterior appearance as closely as possible.

4. **Impact on Historical Significance:**
   This action has a positive effect on the historical significance of the building in that the current plywood window and door opening covers will be replaced with windows and a French door as close as possible in appearance to the historic appearance.

5. **Plans and Specifications:**
   Pella drawings and proposals are attached. Existing framing sizes will remain unchanged. Exterior trim will approximate as closely as possible the appearance of the original trim.
Window and Door Replacement Submittal Form
Submit this form with your Building Permit Application.

Owner's Name

Allenpark Community Church

Property/Address

26 Washington St, Allenpark, CO

Wildfire Zone Property Location
If you are uncertain, please refer to the Boulder County Wildfire Zone Map (Wildfire Zone 1 is west of Hwy. 36 and 93).

☒ Wildfire Zone 1 (mountains)
☐ Wildfire Zone 2 (plains)

Note: Unreinforced vinyl frames or sashes are not permitted

Please keep the following requirements in mind while planning your window application:

☐ Windows replaced in bedrooms must meet current 2015 IRC Section 310 Emergency Escape and Rescue Opening requirements.

☐ If a room has a closet or a bathroom open directly to the bedroom, it WILL be considered a bedroom and WILL require a code compliant Emergency Escape and Rescue Opening. Cutting the existing foundation requires an engineer design that is signed and sealed.

☐ Indicate if the existing opening will be used: ☒ Yes ☐ No (If no, attach the engineering for the project.)

☐ New window and door openings, or size changes to an existing opening WILL require an engineer design that is signed and sealed structural information.

☐ Bay or bow window units placed in an existing or new opening require a site plan.

☐ Safety Glazing as required per IRC Section R308 and R308.4.

Examples of Required Information:

Room Use:

☐ Kitchen
☐ Recreation Room
☐ Bedroom

Note: Loft, Bonus Room, Lower Level, are not room uses.

Location:

☐ 1st Floor
☐ Basement
☐ Bedroom 2nd floor

Floor Level:

☐ Below Grade Level
☐ Grade Level
☐ Above Grade Level

Type:

☐ Casement
☐ Double Hung
☐ Slider
☐ Fixed

☐ New Bay or Bow ☒ Yes ☐ No

Material:

☐ Vinyl
☒ Solid Wood
☐ Wood Metal Clad
☐ Metal
☐ Fiberglass
☐ Other

U-Value “Please do not remove window stickers that state the listed U-Value until after the building inspection.

0.24

Maximum U-Factor for windows 0.30.
Maximum U-Factor for skylights 0.45.
Label each window individually:

<table>
<thead>
<tr>
<th>Room Use**</th>
<th>Proximity to Doors</th>
<th>Sill Height From Floors (for bedroom only)</th>
<th>Floor Level</th>
<th>Window Size</th>
<th>Window Type</th>
<th>Egress</th>
<th>Safety Glazing***</th>
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<tbody>
<tr>
<td>STORAGE RM #1</td>
<td>5 FT</td>
<td></td>
<td>1ST</td>
<td>65x85</td>
<td>FRENCH DOOR</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>STORAGE RM #1</td>
<td>5 FT</td>
<td></td>
<td>1ST</td>
<td>84x31</td>
<td>FIXED</td>
<td>NO</td>
<td>NO</td>
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<tr>
<td>STORAGE RM #2</td>
<td>40 FT</td>
<td></td>
<td>1ST</td>
<td>84x31</td>
<td>FIXED</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>STORAGE RM #3</td>
<td>40 FT</td>
<td></td>
<td>1ST</td>
<td>83x32</td>
<td>FIXED</td>
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<td>NO</td>
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<tr>
<td>STORAGE RM #3</td>
<td>45 FT</td>
<td></td>
<td>1ST</td>
<td>39x36</td>
<td>FIXED</td>
<td>NO</td>
<td>NO</td>
</tr>
</tbody>
</table>

** Please use the assessor's described use of the room, not the room's current usage. An example of this is if the room is used as a home office, but the assessed use is a bedroom. NOTE: An egress window is required in all bedrooms.

*** Replacement windows that are located within 60° of the shower or tub must be safety glazed per the 2012 IRC. See the publication Safety Glazing when replacing windows in a bathroom or wet area: www.bouldercounty.org/doc/landuse/b30safetyglazing.pdf
Building Permit Application Form

Owner's Name: Allen Park for Community Church
Address: 1244 Riverside Dr
City: Lyons
Email Address: ALJ@aox.com

Contractor Business Name: Boulder County Contractor License #
Address: Primary Phone Number

Project Description: Demolish and remove from site unsightly, rodent infested lean to structure from rear of historic Hansen Cabin.
Project Valuation: $14,000

Type of Project (Check Only One):
- [ ] (01) New Structure
- [ ] (02) Addition to:
- [ ] (03) Remodel
- [ ] (04) Electrical
- [ ] (07) Deconstruction of Structure
- [ ] (08) Change of Use
- [ ] (09) Moved-in Structure

Type of Structure (Check Only One):
- [ ] (01) One Family Dwelling
- [ ] (02) Two Family or Attached Dwelling (including townhouse)
- [ ] (03) Three and Four Family Dwelling
- [ ] (04) Hotel or Motel
- [ ] (05) Amusement and Recreation Building
- [ ] (06) Church and Other Religious Building
- [ ] (07) Industrial Building, Manufacturing Plant, and Factory
- [ ] (08) Service Station and Repair Garage
- [ ] (09) Detached Garage
- [ ] (10) Other:

Height of Structure From Existing Grade:
- [ ] Basement: Ft.
- [ ] First Floor: Ft.
- [ ] Second Floor: Ft.
- [ ] Third Floor: Ft.
- [ ] All Other Floors: Ft.
- [ ] Trex: Sq. Ft.
- [ ] Deck: Sq. Ft.
- [ ] Covered Porch: Sq. Ft.
- [ ] Proposed: Ft.

Setbacks (Distance of Project to Property Lines):
- [ ] Front: Ft.
- [ ] Side: Ft.
- [ ] Rear: Ft.

Water Service (Check One):
- [ ] Individual Well
- [ ] Community Well
- [ ] Septic Tank
- [ ] Public:
- [ ] Xcel Energy
- [ ] United Power
- [ ] Estes Park
- [ ] Poudre Valley REA
- [ ] Longmont
- [ ] N/A

Certification: I certify that the above information is correct and agree to construct this building in accordance with the site plan, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Land Use Code, Building Code, and Health and Plumbing Regulations of Boulder County.

Applicant (Please Print):
Signature:
Owner: Contractor: Agent: Date:

Form: 8/01 • Rev: 05.05.16 • qtpublications/building/B01BuildingPermitApplicationForm.pdf
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR
DEMOLITION AND REMOVAL OF WEST END LEAN-TO
FROM
HANSEN CABIN (HISTORICAL LANDMARK)
26 WASHINGTON ST, ALLENSPARK, CO 80510

Whereas in accordance with Article 15-600, a Certificate of Appropriateness (CA) is required prior to undertaking certain actions for historic landmarks,

And whereas such CA must be reviewed and approved by the application review subcommittee (ARS), or if not approved by the ARS, forwarded to the Historic Preservation Advisory Board (HPAB) for review,

Please find below the information specified in Article 15-600 for our application for a CA for demolition and removal of the west end lean-to from the Hansen cabin located at 26 Washington St, Allenspark, CO.

1. Name(s) of Owner(s):
   Allenspark Community Church
   PO Box 45
   Allenspark, CO 80510-0045
   Attn: Al Johnson (alj2404@aol.com – 303-747-0556)

2. Description of Proposed Action:
   This CA application is for demolition and removal from premises of the lean-to structure on the west end of the Hansen cabin.

3. Reason for Proposed Action:
   The lean-to structure was constructed at some unknown time after the original Hansen Cabin was built. The log siding does not match the original structure (not fire hardened logs, different diameter and different spacing). The roof line also does not match the original (low sloped flat roof vs the peaked roof of the original structure). This lean-to addition detracts from the quaint historical appearance of the original cabin. Furthermore, the sloped roof is prone to leaks, and the entire lean-to is difficult to keep rodent free.

4. Impact on Historical Significance:
   This action will have a positive effect on the historical significance of the building in that it will return the structure to its original historic appearance, as Mr Hansen originally built it. We are told this is one of the 2 or 3 oldest buildings in Allenspark and we would like to return it to its original appearance as much as possible.

5. Plans and Specifications:
   See attached.
Historic Landmark Nomination Form

Name of Property

Historic Name Hansen cabin
Other Names Lemmons cabin

Historical Narrative (Continuation sheet 1)

Location of Property

Address(s) 16 Washington St. (previously 26 Washington St.), two doors south of the Allenspark Community Church.

City Allenspark State Colorado Zip Code 80510

Classification

Property Ownership:
X Private □ Public □ Other

Category of Property:
X Structure □ Site □ District

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

<table>
<thead>
<tr>
<th>Contributing Resources</th>
<th>Non-contributing Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

Narrative Describing Classification of Resources The Hansen cabin is a one-story log structure built as a residence. No other buildings are on the site.

Function or Use

Historic Functions Residence

Current Functions: Vacant
Statement of Significance

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

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

Areas of Significance

The Hansen cabin meets designation criteria numbers 1, 3, 4, and 8. It represents the change from mining to year-round residences and vacation cabins during the post-World War I era in Allenspark, and is identified with The Hansen and Gay families who were significant Allenspark's early history. The style of the Hansen cabin is unusual for a log cabin and was influenced by the Craftsman movement. The cabin is central to the original Mack homestead and the 1896 town plat of Allenspark and contributes to the value of a possible Allenspark historic district.

Period of Significance

Post World War I, mid-Twentieth century

Significant Dates


Significant Persons

Andrew & Edith (Gay) Hansen; Frank & Mary Gay; Frank Andrew Hansen

Bibliographical References


Oral History, Mary Gay Hansen (DeWeese) Baker, 1987,
Boulder’s Carnegie Branch Library for Local History
**Geographical Data**

| Legal Description of Property |  (Lots 4, 5, & north half of 6, Block 7, Allenspark town plat), acct. # R0057884 |
| Boundary Description          | NE¼ of SE¼, Section 26, Township 3N, Range 73W, Parcel #119726407003 |
| Boundary Justification        | Boundary encompasses original cabin site. |

**Property Owner(s) Information**

<table>
<thead>
<tr>
<th>Name</th>
<th>Allenspark Community Church</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Allenspark (PO Box 45)</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>Zip Code</td>
<td>80510</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:jblev22@gmail.com">jblev22@gmail.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>303-747-2821</td>
</tr>
</tbody>
</table>

**Preparer of Form Information**

<table>
<thead>
<tr>
<th>Name</th>
<th>Edie DeWeese</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Allenspark (PO Box 242)</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>Zip Code</td>
<td>80510</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:deweese.edie@gmail.com">deweese.edie@gmail.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>303-747-2927</td>
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</tbody>
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**Photos, Maps, and Site Plan**

*(Continuation sheet 4)*

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**For Office Use Only**

<table>
<thead>
<tr>
<th>Docket Number</th>
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<table>
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<th>Application Date</th>
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</table>
Allenspark is a park in the geographical sense—it is a high meadow surrounded by mountains. While it was first visited by Native Americans and later by trappers, Allen's Park—now spelled Allenspark—got its name from a miner who built the first cabin in the area.

During the Colorado Gold Rush of 1859, Allenspark's namesake, Alonzo Nelson Allen, left his family in Columbus, Wisconsin, to seek his fortune in the Kansas/Nebraska Territories that became Colorado. He settled on the St. Vrain River, on the south edge of the current city of Longmont, Colorado.

Allen prospected and ran cattle in the Allenspark area and built a cabin there in 1864. The cabin burned down in 1894, the year Allen died.

The unincorporated village of Allenspark is situated in the north-west corner of Boulder County on a portion of land originally homesteaded by George Mack. After his homestead patent was granted on January 7, 1895, Mack sold some of the land to the Allens Park Land and Townsite Co. on May 9, 1896. The land company filed a plat for the village on May 23, 1896, and began selling small building lots.

In the late 1890s, most residents of the Allenspark area were farmers or ranchers, but by the early 1900s there was a resurgence in gold fever. The Clara Belle Mining and Reduction Co. attracted investors from as far away as Omaha, Nebraska, for what turned out to be a folly. Meanwhile, tourism was booming, and farmers and miners alike found a better income catering to tourists during the summer months. By 1896 the village boasted a hotel, general store, and post office.

The village of Allenspark began to grow when summer people bought land and built cabins from around 1900 to 1920. Many people came up the South St. Vrain canyon from Longmont, and a number came from as far away as Kansas and Oklahoma in that initial burst, led by Frank V. Gay, an insurance man from Clay Center, Kansas. Most of the cabins from this era are of frame construction with Ponderosa-pine slab siding.

Allenspark remained primarily a summer destination until improved roads and modern technology made mountain living easier than it used to be. Now, many people live year-round in the Allenspark area.

Skiing was popular in the Allenspark area in the 1920s and 1930s, when international ski jumping competitions were held. Jumps and ski courses included the Willow Creek Slide, Thelma Slide, Butter Bowl, Haugen Slide, and Point-O-Pines. The Rock Creek Ski area was developed after World War II and operated until 1952. Cross-country skiing is still popular, especially on Rock Creek and in Wild Basin.

The greater Allenspark area extends beyond the village to include the small communities of Ferncliff, Tahosa Valley, Meeker Park, Peaceful Valley, Raymond, and Riverside, and is defined by the boundaries of the Allenspark Fire Protection District.

The family associated with the Hansen cabin are Frank and Mary Gay, their daughter Edith, who married Andy Hansen, and the Hansen children. Andy Hansen built the cabin for Edith after their wedding on
September 1, 1920. Their first child, Frank Andrew, was born in June of 1921, and appears along with the cabin construction project in monthly photos sent back to family in Kansas. By Frank Andrew’s first Christmas in 1921, the family was living in the cabin, as shown in a photo in this packet. Boulder County Assessor’s estimate of a 1917 build date is incorrect.

The Gay family was very instrumental in promoting Allenspark as a summer resort. In the early 1900s they built a cabin south of the Hansen cabin where they summered for the rest of their lives. Because Frank Gay was an insurance man with a district extending from Nebraska through Kansas and on to Oklahoma, he was in a unique position to spread the word about his new-found summer haven from the heat of the plains. In short order, the Gays built guest cabins to rent out, and convinced many people to buy lots in Allenspark and build their own cottages. The west end of the Allenspark town plat was built up entirely by Clay Center, Kansas, people. On the north, Cowbell Hill was jokingly called Oklahoma Hill, because all the cabins there were owned by folks from Oklahoma City.

By the time Edith Gay married Andy Hansen, the Gay family had opened the Park Supply Store, across from the school, and had begun Episcopal church services in their living room. Edith Gay taught the first Sunday school classes in Allenspark. Andy and another Allenspark founder, Oscar Rubendall, opened the Rubendall-Hansen garage shortly after World War I. They did car repairs, sold fire wood, and constructed countless summer cabins, including that of Bishop Mize (Episcopal bishop, Kansas) and Kirsten Neilsen, whose cabin is now part of the Old Gallery complex.

After Andy and Edith were married, Frank Gay asked Andy to run the Park Supply Store. It was during this time that Andy arranged to sell Northland skis and brought Northland’s promoters, Anders and Lars Haugen, to Allenspark to set up a ski jump. Andy was an organizer and announcer for international ski jump competitions that were held in Allenspark in the 1920s.

In later years, the Hansen’s son, Frank Andrew, was instrumental in the formation of the Allenspark fire department. Their granddaughter, Edie DeWeese, carried on the family interest in community activities as an officer in the fire department, editor of the local newspaper, and organizer of historical preservation efforts. Through all these activities, and through the generations, the Hansen cabin was the heart of the family.
The Hansen cabin is located in the platted village of Allenspark, Boulder County, Colorado. It is situated on lots 4 and 5 of Block 7. The cabin is built of fire-hardened logs harvested by the designer/builder, Andy Hansen, from the 1894 forest-fire burn on the flanks of St. Vrain and Meadow Mountain south of Allenspark. Hansen used a horse and chain to “snake” logs out of an area called the “Pole Patch.” Fire hardening makes the logs very difficult to cut and nail, but results in wood that is highly rot resistant. Because of the challenges of using these logs, few cabins were built with them. The Hansen cabin is the earliest of only three residences in the platted Allenspark village built in this fashion.

The 724 square foot, one-story cabin stands on stone piers and has a gable roof with asphalt roofing. The original structure, as built, is approximately 30 feet by 20 feet, aligned east to west, with a shed-roofed addition (approximately 9’ x 24’), dating from the early 1960s, on the west end. The main structure had four large windows, three in the living room, dining area, and bedroom were of long, horizontal matching panels, while a French door in the living room was composed of two of the same panels standing vertically. A small log porch on the face of the building leads to the front door. A frame addition including a utility room, bathroom, and bedroom was added to the back of the structure in the early 1960s.

The cabin is significant because of its architectural integrity, its use of local materials and unusual design which was influenced by the Craftsman style and is the only one of its type in the village. The French doors on the front and unusually long side windows are unique for a log cabin. Structurally, it is completely unchanged other than the back addition. The majority of the residential buildings in Allenspark are of frame construction with Ponderosa pine slab siding. One other fire-hardened-log residence exists in the neighborhood and it has been significantly modified. The two other log cabins in the village are made from hewn-logs and date from the 1890s.

Since 1973, the Hansen cabin has been used as a residence, owned by Rick and Lynne Hartner, Lorne and Leslie Kermath, and finally by Kent and Jean Lemmons, who bequeathed it to the Allenspark Community Church upon their deaths. It has been vacant since 2010. In 2011, the Church prepared it for demolition, disconnecting power lines and removing all windows. A stop-work order was issued by Boulder County in 2011 and the cabin has been unused since then.

The Allenspark Community Church, historical society, and the greater community hope to preserve the Hansen cabin to represent local and church history.
Hansen cabin photos, 1921-1968

Cabin construction, 1921
Frank Andrew and Edith Hansen

East elevation, 1920s

West & south elevations, 1928

South windows, 1956

Interior, December 1921

South and east, 1968
COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form
(Page 1 of 7)

I. IDENTIFICATION
1. Resource number: 5BL8696
2. Temporary number: N/A
3. County: Boulder
4. City: Allenspark (vicinity)
5. Historic building name: Hansen Cabin
6. Current building name: Lemmons Cabin
7. Building address: 26 Washington Street
8. Owner name: Daniel M. Ostrowski
   Owner address: P.O. Box 413
   Allenspark, CO 80510

II. GEOGRAPHIC INFORMATION
9. P.M., 6th Township 3 North Range 73 West
   NW 1/4 of SW 1/4 of NE 1/4 of SE 1/4 of section 26
10. UTM reference
    Zone: 13
    A. Easting: 455200 Northing: 4449240
    B. Easting: Northing:
    C. Easting: Northing:
    D. Easting: Northing:
11. USGS quad name: Allens Park, Colorado 1957; photorevised 1978
12. Lot(s): 6-8
    Block: 7
    Addition: Allenspark
    Year of Addition unknown
13. Boundary Description and Justification:
    This property consists of a single cabin. The property is located on the
    west side of Washington Street in the unincorporated community of
    Allenspark.

III. ARCHITECTURAL DESCRIPTION
14. Building plan (footprint, shape):
    Rectangular Plan
15. Dimensions in feet: 480 square feet
16. Number of stories: One
17. Primary external wall material
    Wood / Log
18. Roof configuration (enter one):
    Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
    Asphalt Roof
20. Special features (enter all that apply):
    Porch
22. Architectural style / building type:
    Late 19th and Early Twentieth Century American
    Movements / Rustic

Official Eligibility Determination
(OAHP use only)
Date ___________ Initials _____________
___ Determined Eligible - National Register
___ Determined Not Eligible - National Register
___ Determined Eligible - State Register
___ Determined Not Eligible - State Register
___ Needs Data
___ Contributes to eligible National Register District
___ Noncontributing to eligible National Register District
21. General Architectural Description

This Rustic-style cabin is located on the west side of Washington Street, south of the St. James on the Mount Church. The building is one story tall, and is supported by a low stone foundation. The ground beneath the cabin slopes gently downward from east to west. The cabin's walls are made of whole logs, with concrete chinking, and with whole vertical logs at the corners. The cabin is covered by a moderately-pitched front gabled roof, covered with brown asphalt shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves, and there is false-half timbering in the upper gable end on the facade. There are a variety of window openings on the cabin's four elevations. On the east elevation (facade), there is a set of large 8-light casement or fixed-pane windows, located to the north of the entry door; on the north elevation, there is one 4x4 horizontal sliding window; on the west elevation, there is one 1x1 horizontal sliding window, one small single-light window, and a band of three 9-light windows; on the south elevation, there are two 8-light fixed-pane windows, and one large 9x9 horizontal sliding window at the west end. A painted blue and peach color wood-paneled entry door is located on the facade. This door, which features one upper sash light and an egg-and-dart top rail, opens onto an 8' by 7' wood porch. This porch features an open log railing, and vertical log posts which support a gabled porch roof. A secondary entrance is located at the west end of the south elevation, where there is a wood-paneled door.

23. Landscape or setting special features:

This property is located in the unincorporated community of Allenspark in northwestern Boulder County. Situated at an elevation of 8400 feet above sea level, Allenspark lies just a mile east of the Rocky Mountain National Park boundary, with Long's Peak and Mount Meeker not far to the northwest. The surrounding terrain is mountainous, marked by native pine and aspen trees, along with indigenous plants, grasses and wild flowers.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate ca. 1919
Actual

Source of information:
Kent Lemmons

26. Architect:

n/a

Source of information:
n/a

27. Builder/Contractor:

Andy Hansen

Source of information:
Kent Lemmons

28. Original owner:

Andy Hansen

Source of information:
Kent Lemmons

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

Boulder County Assessor records indicate that this cabin was built in 1949. However, Kent Lemmons, the cabin's resident, stated in an interview that the cabin was built by Andy Hansen in 1919. The cabin's Rustic style of architecture, log construction, and overall appearance, are all consistent with a circa 1919 date of construction. The Assessor date, therefore, is probably in error.

29. Date of move(s):

Moved: no

Date of move(s): n/a
V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic / Cabin

32. Intermediate use(s): Domestic / Cabin

33. Current use(s): Domestic / Cabin

34. Site type(s): Seasonal Residence / Residence

35. Historical Background

Information about this cabin was obtained primarily from Kent Lemmons, who was interviewed when the cabin was surveyed in September 2000. Mr. Lemmons indicated that this lot was purchased by Andy Hansen in 1918, and that Hansen constructed the cabin one year later, in 1919. Andy then lived here for many years. Later, this cabin was used as a Sunday school by the Allenspark Community Church, which is located to the north. The cabin eventually passed into the hands of Frank Hansen, and for a brief time in the late 1970s, it was owned by Rick Hartner. Mr. Lemmons indicated he had lived and worked here in Allenspark for the past two decades.

Allenspark Historic Background

The town of Allenspark was named for Alonzo N. Allen, who came from Wisconsin to what was soon to become Colorado, during the Pikes Peak gold rush. Traveling overland by covered wagon, Alonzo brought his family with him, and, along with many other recent arrivals, he initially had thoughts of striking it rich. In the early 1860s, Allen made his way up the South St. Vrain River, eventually staking a claim in the valley below Taylor Mountain, southeast of the town which would later bear his name. In 1864, Allen constructed a cabin for his family near present-day Ferncliffe, the stone chimney of which still remains. Allen prospected for gold in the region, but soon turned to other endeavors as well. Within a few years, he was buying and selling horses, and growing hay and running summer cattle on his land. Eventually, though, Allen left the rigors of the high country behind, and moved his family down the canyon and out onto the plains, settling in the Longmont area.

Some years later, in the early 1890s, the future townsite of Allenspark was homesteaded by George Mack. By June of 1894, Mack had proved up on his homestead claim which was made up of eighty acres comprised of the east half of the southeast quarter of Section 26, Township 3 North, Range 73 West. Two years later, Mack sold the land to George Pfeiffer who established the Allenspark Land and Townsite. Catering to miners who were beginning to drift into the region, Pfeiffer constructed a hotel, donated land for a schoolhouse, and opened a post office. The fledgling community of Allenspark had been born.

Mining activity remained sluggish until 1903 when the Clara Belle Mine was opened northeast of the townsite. The Clara Belle Mine was owned by the Clara Belle Mining and Reduction Company, with L.C. Tripp as President, Joe J. Lank, Vice-President, and W.W. McCollister, Secretary-Treasurer. Tripp and McCollisters were attorneys who had practiced law together in Nebraska. The mine and mining company was named for their wives, Clara Tripp and Belle McCollister. The Clara Belle never produced any significant quantities of gold, however, efforts to exploit it brought people into the region and was the impetus which established Allenspark as a legitimate town. The creation of Allenspark as a mining camp was also part of a regional mining boom which, from the 1870s to the early 1900s, saw similar mining communities established at such places as Jimtown, Balarat, Gresham, Sunshine, and Ward.
By the 1910s, Allenspark was becoming known, not as a mining town, but rather as a tourist resort. Eventually capitalizing on the town's close proximity to Rocky Mountain National Park, Allenspark's entrepreneurial citizens constructed rustic-style lodges and seasonal cabins to attract visitors and adventure seekers. Allenspark, in its beautiful mountain setting at the base of Longs Peak and Mount Meeker, offered such amenities as hiking, horseback riding, bird watching, fishing, hunting, and cross-country skiing. The community's largest and most famous rustic lodge was constructed in the early 1930s by Dick and Mildred Isles. Initially known as the Isles Trading Post, this resort later became the Allenspark Lodge.

In the years following World War II, Allenspark's population increased, however, the community's core spirit remained much the same. During the latter half of the twentieth century, the town's venerable citizens, its old-fashioned charm, and its rustic lodges and cabins, continued to cater to visitors attracted by the splendors of the nearby Rocky Mountain National Park and Roosevelt National Forest.

36. Sources of Information

"Boulder County, Colorado" [plat map], Published in 1940 by the Rocky Mountain Map Company.

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


Marden Maps. Boulder County Ownership Plat, Map G1, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

VI. SIGNIFICANCE

37. Local landmark designation:
   Yes
   No **xx**
   Date of Designation: **n/a**

38. Applicable National Register Criteria

   A. Associated with events that have made a significant contribution to the broad patterns of our history;

   B. Associated with the lives of persons significant in our past;

   C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

   D. Has yielded, or may be likely to yield information important in history or prehistory;

      Qualifies under Criteria Considerations A through G (see Manual).

   **xx** Does not meet any of the above National Register criteria.

Boulder County Local Landmark Areas of Significance

   **xx** 1-501-A (1) The character, interest or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county.

   1-501-A (2) The proposed landmark as a location of a significant local, county, state, or national event.

   1-501-A (3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history.

   **xx** 1-501-A (4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction, or the use of indigenous materials.

   1-501-A (5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder, whose work has influenced the development in the county, state, or nation.

   1-501-A (6) The proposed landmark's architectural, cultural, or archaeological significance.

   1-501-A (7) The proposed landmark as an example of either architectural or structural innovation.

   **xx** 1-501-A (8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would be determined to be of historic significance.

   Does not meet any of the above Boulder County Local Landmark Areas of Significance.
39. Area(s) of Significance:

   Architecture: Entertainment / Recreation

40. Period of Significance: ca. 1919-1952

41. Level of Significance:
   National: 
   State: 
   Local: xx

42. Statement of Significance

This cabin is historically significant for its association with Allenspark's development as a rustic tourist resort during the first half of the twentieth century. The cabin is also architecturally notable for its Rustic architectural style. Due to a small loss of integrity, the cabin's significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. The cabin, though, should be considered eligible for individual local landmark designation by Boulder County under Boulder County Criteria 1-501-A-(1, 4 and 8). The cabin would also be considered a contributing resource within a potential Allenspark Historic District. (No such district currently exists.)

43. Assessment of historic physical integrity related to significance:

This cabin displays a relatively high level of integrity relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. An apparent shed-roofed addition to the original cabin appears to be more than fifty years old, and is compatible with the structure's original Rustic style of architecture.
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
   Eligible:
   Not Eligible: xx
   Need Data:

   Boulder County Local Landmark eligibility field assessment:
   Eligible: xx
   Not Eligible:
   Need Data:

45. Is there National Register district potential?
   Yes: xx
   No:

   Discuss: Historic properties in Allenspark may have the necessary significance and integrity to qualify as a National Register historic district. This cabin would be a contributing resource within such a historic district.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers:
   Roll: CM-169
   Frame(s): 22-24
   Negatives filed at: Boulder County Parks and Open Space Department
   2045 13th Street
   Boulder, Colorado 80306


49. Date: September 7, 2000

50. Recorder(s): Carl McWilliams

51. Organization: Cultural Resource Historians

52. Address: 1607 Dogwood Court
   Fort Collins, Colorado 80525

53. Phone number: 970/493-5270
East elevation, 1920s
West & south elevations, 1928