HISTORIC PRESERVATION ADVISORY BOARD
Thursday, April 5, 2018 – 6:00 p.m.
Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

First Session – 6:00 p.m.

1. Presentation on Historic Context Study of A-frame Architecture in Boulder County by Jennifer Wahlers and Dianna Litvak

Second Session – 7:00 p.m.

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. Landmark:
   a. **Docket HP-17-0004: Roads House**
      Request: Boulder County Historic Landmark Designation
      Location: 1995 Caribou Road, in Section 10, T1S, R73W in the 6th Principal Meridian.
      Zoning: Forestry (F)
      Owner/Applicant: Roads House
      Agent: Lexie Armitage

5. Other Business:
   a. Election of Officers
   b. Discussion/Comment on amendment to the National Register Listing of the Boulder County Courthouse
On Thursday, March 1, 2018, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:01 p.m. and adjourning at 7:42 p.m.

Board Members Present: Jim Burrus - chair, Jason Emery, Marissa Ferreira, Chuck Gray, Stan Nilson, Rosslyn Scamehorn, George Schusler, and Caitlin McKenna

Board Members Excused: Ilona Dotterer

Staff Present: Denise Grimm, Jessica Fasick and Charlene Collazzi, Land Use Carol Beam and Al Hardy, Parks and Open Space Stefan Reinhold and Nathan McBride, Forestry

Interested Others: 0

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the December 7, 2017 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn MOVED to approve the December 7, 2017 minutes as submitted.

SECOND: Charles Gray

VOTE: Motion PASSED unanimously
Vote missed by George Schusler who arrived shortly thereafter.

### 3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

### 4. DEFENSIBLE SPACE FINAL PROJECT PRESENTATION

Carol Beam from Parks and Open Space introduced Stefan Reinhold and Nathan McBride from Forestry and announced the successful completion of their Defensible Space Project. Nathan presented an overview of the project and described the methodologies used to assess and protect 99 historic structures on 15 properties throughout the county.

### 5. LANDMARKS

a. **Docket HP-18-0001: Lower Castle Rock Bridge**

Request: Boulder County Historic Landmark Designation of the historic lower bridge  
Location: 29350 Boulder Canyon Drive along a .5 mile segment of the Boulder Cañon Road (also known as County Rd. 54A), between mile markers 29 and 30, in the NE ¼ of the NW ¼ of the SW ¼ of the NE ¼ of Section 9, T1S, R72W, of the 6th Principal Meridian.  
Zoning: Forestry (F) Zoning  
Owner/Applicant: Boulder County Parks and Open Space

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the Lower Castle Rock Bridge has been submitted by Boulder County Parks and Open Space. The landmark application includes a request to landmark the structure. The bridge was built by convict labor from the Colorado State Penitentiary in 1917 as part of the reconstruction of Boulder Cañon Road undertaken from 1914-1918. This portion of the road which ran south and east of Castle Rock was rerouted around the northwest side of Castle Rock by 1947 and this area remained as a side road no longer part of the highway. Boulder County now owns this road section.

The Lower Castle Rock Bridge is an excellent example of a reinforced concrete vehicular bridge that spans Middle Boulder Creek approximately nine miles west of Boulder by the rock formation known as Castle Rock. The bridge was designed by engineers for the Colorado Highway Commission using a standard developed by the Bureau of Public Roads.

The Lower Castle Rock Bridge displays typical early concrete design and detailing. The 16-inch-thick slab spans between the abutments on a 30-degree skew. Reinforcing consists of steel I-beams embedded at the bottom of the slab. The abutments carry the span almost nine feet above the stream level and are flanked on all four corners by angled concrete wingwalls. The roadway deck is lined on both sides by relatively heavy, reinforced concrete guardrails. These are composed of three-foot-tall concrete parapet walls, over which are positioned 10”x12”concrete posts and 6”x8”balusters.
With decorative stepped chamfering on the balusters, the guardrails constitute the only architectural features on the structure. The Lower Castle Rock Bridge presently stands in structurally fair and historically unaltered condition.

SIGNIFICANCE

The Lower Castle Rock Bridge qualifies for landmark designation under Criteria 1, 4 and 7.

Criteria 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 Lower Castle Rock Bridge is significant for its contribution as an integral component of the Boulder Cañon Road to the development, heritage or cultural characteristics of the county and the state.

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 Lower Castle Rock Bridge is significant as one of the few intact examples of convict-built highway bridges remaining in Colorado.

Criteria 15-501(A)(7) The proposed landmark is an example of either architectural or structural innovation;

The Lower Castle Rock Bridge is significant as one of the first of its structural type built by the state highway department in the 1910s.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-18-0001: Lower Castle Rock Bridge under Criteria 1, 4 and 7 subject to the following conditions:

1. Alteration of any feature of the 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.)

Carol Beam and Al Hardy from Parks and Open Space were 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-18-0001: Lower Castle Rock Bridge

SECOND: James Burrus

VOTE: Motion PASSED unanimously

b. Docket HP-18-0002: Upper Castle Rock Bridge

Request: Boulder County Historic Landmark Designation of the historic upper bridge

Location: 29350 Boulder Canyon Drive along a .5 mile segment of the Boulder Cañon Road (also known as County Rd. 54A), between mile markers 29 and 30, in the NE ¼ of the NW ¼ of the SW ¼ of the NE ¼ of Section 9, T1S, R72W, of the 6th Principal Meridian.

Zoning: Forestry (F) Zoning

Owner/Applicant: Boulder County Parks and Open Space

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the Upper Castle Rock Bridge has been submitted by Boulder County Parks and Open Space. The landmark application includes a request to landmark the structure. The bridge was built by convict labor from the Colorado State Penitentiary in 1917 as part of the reconstruction of Boulder Cañon Road undertaken from 1914-1918. This portion of the road which ran south and east of Castle Rock was rerouted around the northwest side of Castle Rock by 1947 and this area remained as a side road no longer part of the highway. Boulder County now owns this road section.

The Upper Castle Rock Bridge is an excellent example of a steel/concrete vehicular bridge that spans Middle Boulder Creek approximately ten miles west of Boulder by the rock formation known as Castle Rock. The bridge was designed by engineers for the Colorado Highway Commission using a standard developed by the Bureau of Public Roads.

The Upper Castle Rock Bridge displays typical transverse-joist girder design and detailing. The two 24-inch-deep girders are positioned in a slightly through configuration, meaning their upper flanges extend just slightly above the roadway level. The joists are bolted to the girders using angle brackets, with six bolts at each connection. Corrugated steel culvert sections with a 12-inch arch span between the joists and rest on the joists’ lower flanges. Steel lattice guardrails are supported by steel angle columns, which are bolted to the outside flanges of the two girders. The bridge’s superstructure rests directly, without benefit of bearing shoes, on a reinforced concrete substructure.

The Upper Castle Rock Bridge has undergone some minor collision damage to its guardrails – which has recently been repaired – and the concrete abutments have suffered from spalling, checking and scouring, but it presently stands in structurally fair and historically unaltered condition.

SIGNIFICANCE

The Upper Castle Rock Bridge qualifies for landmark designation under Criteria 1, 4 and 7.

Criteria 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 Upper Castle Rock Bridge is significant for its contribution as an integral component of the Boulder Cañon Road to the development, heritage or cultural characteristics of the county and the state.

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 Upper Castle Rock Bridge is significant as one of the few intact examples of convict-built highway bridges remaining in Colorado.

Criteria 15-501(A)(7) The proposed landmark is an example of either architectural or structural innovation;

The Upper Castle Rock Bridge is significant as one of the first of its structural type built by the state highway department in the 1910s.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-18-0002: Upper Castle Rock Bridge under Criteria 1, 4 and 7 subject to the following conditions:

1. Alteration of any feature of the 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.)

Carol Beam and Al Hardy from Parks and Open Space were 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 HP-18-0002: Upper Castle Rock Bridge

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously
6. REFERRAL

a. **Docket BCCP-13-0001: Boulder County Comprehensive Plan: Discussion of the Cultural Resources Element update**

Staff member, Denise Grimm, gave the presentation, and reviewed the proposed updates to the Cultural Resources element of the Boulder County Comprehensive Plan (BCCP) with HPAB.

7. OTHER BUSINESS

a. HPAB member Marissa Ferreira initiated a discussion of Section 106.

b. Staff member, Jessica Fasick, distributed draft copies of the Historic Context Study on A-frame Architecture in Boulder County. Denise Grimm welcomed HPAB members to review the document in advance of the consultants’ presentation at the April 2018 meeting.

8. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:42 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.*
Docket HP-17-0004: Roads House (Sisson House)
Request: Boulder County Historic Landmark Designation
Location: 1995 Caribou Road, in Section 10, T1S, R73W in the 6th Principal Meridian.
Zoning: Forestry (F) Zoning
Owner: The Roads House, A Colorado Nonprofit Corporation
Agent: Lexie Armitage

PURPOSE
To determine if the nominated property qualifies for landmark designation, determine if the application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND
An application for landmark designation of the cabin has been submitted by Lexie Armitage on behalf of The Roads House, A Colorado Nonprofit Corporation. The landmark application is for the historic cabin only.

In the early 1900s, the small community of New Cardinal began to rise as an important mining center, mostly due to the Cardinal Mill and the Boulder County Tunnel, both of which are located close to the 1995 Caribou Road cabin. Cardinal’s economy was also sustained by the Switzerland Trail, a scenic railroad that made a stop in Cardinal Station on its way to Eldora beginning in 1904. Although the railroad quit its course to Eldora in 1919, the mill and tunnel sustained Cardinal’s mining economy for a couple more decades.

The cabin at 1995 Caribou Road sits on the Pennsylvania Lode which was claimed by Walter A. Burke and George Koch in 1908. While little information was found on Koch, Burke was found to be associated with the Alton Mining and Milling Company based in Cardinal. Burke’s primary residence was in Boulder, but other sources suggest that Burke lived in Cardinal part-time however, its unknown if Burke resided at the 1995 Caribou Road cabin or if it was yet constructed; the Alton Mining and Milling Company staked many mining claims in the Caribou-Grand Island Mining District.
From 1915 to 1917, the property was owned by Alfred R. Morrison, a Cardinal miner. Morrison and his wife Orah arrived in Boulder, Colorado by 1900. By 1910, the family was living in Cardinal. Orah Morrison ran the Alton Mine boarding house and Alfred worked as a tungsten miner.

A U.S. Geological Survey of the Pennsylvania Lode conducted in 1919 (Mineral Survey #19991) confirms the cabin’s existence on the property by that time. Two years prior to the 1919 survey, ownership of the property transferred to William H. Sisson, who was a secretary of the Cardinal Gold & Silver Mining Company. Although Sisson owned the Pennsylvania Lode, it’s unknown whether or not he lived in the 1995 Caribou Road cabin during his visits to his many mining claims in the area.

In 1929, Sisson sold the property and cabin to Jane Cochennet. The Cochennet family owned a considerable amount of land in the Cardinal area. A photo of two Cardinal houses (including the 1995 Caribou Road cabin) donated by Jane Cochennet to the Boulder Carnegie Library helps to date the house to the early 1900s. Jane wrote on the photo “Two Houses at Cardinal that have withstood time and the elements since the tungsten boom.”

From the 1980s until 2010, Paul C. Roads of Layette was the owner of the house. In 2014, the house was donated to the nonprofit organization The Roads House, administered by Alexandra Armitage.

DESCRIPTION

This rectangular-plan rustic cabin is oriented to the southwest. It is one story tall and features a post and beam foundation and wood frame construction. The ground beneath the cabin slopes downward from north to south. The principal doorway opens near the center of the south façade, beneath a shed roof porch with three yellow-painted round wood supports. A square bay window emerges from the south elevation, to the right of the front door. There is also a small 5’ x 4’ extension off the west side of the building with a small window opening, clad mostly in sheet metal. Original vertical board and batten covers the east and west elevations and most the south façade except for the square bay window. The north façade, or rear of the house, is covered in sheet metal. A metal flume emerges from the northern edge of the roof, west of center. All of the structure’s five windows are located on the south (main) facade. The three on the square bay window are replacement 4-over-4 light sash windows with white vinyl frames. The other two windows on the main façade are of vintage stock, 4-over-4 light sash windows, but are not original to the house. All current windows appear to fit the original window configurations.

The cabin was photographed in 1949 by the Assessor’s office and besides some disrepair, it still very much resembled its 1949 form in 2016 when it first came before the Historic Preservation Advisory Board. It was on this architectural merit that a subcommittee of the HPAB found the Roads House to be eligible for landmark status on August 3, 2016.

Repairs to the cabin have been approved by an HPAB subcommittee and work has already started. Some building permits have yet to be approved.

SIGNIFICANCE

The Roads House 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 Roads House is significant for its associations with both the Switzerland Trail and the Cardinal townsite.
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 Roads House is significant for its rustic architectural style as a miners’ cabin.

Criteria 15-501(A)(8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

If a Cardinal district were ever to be created, this structure would contribute to the district.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-17-0004: Roads House** under Criteria 1, 4 and 8 and subject to the following conditions:

1. Certain features need to be restored to be consistent with HPAB’s previous review and approval including horizontal lap siding in the front bay window bump out and appropriate windows. Also review and approval of the roofline and final foundation materials/covering.

2. 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).

3. 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.)
The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

district
PLAT OF THE CLAIM OF WILLIAM H. SISSON,
KNOWN AS THE JASPER, COLORADO AND PENNSYLVANIA LODES,

IN GRAND ISLAND MINING DISTRICT,
BOULDER COUNTY, COLORADO.


The Original Field Notes of the Survey of the Mining Claim of William H. Sisson, known as the Jasper, Colorado and Pennsylvania Lodes, from which this plat has been made under my direction, have been examined and approved, and are on file in this Office, and I hereby certify that they furnish such an accurate description of said Mining Claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects or permanent monuments as will perpetuate and fix the locus thereof.

I further certify that the Plaintiff's labor has been expended in improvements made upon said Mining Claim by claimants or his grantees and that said improvements consist of seven shafts and a tunnel, as appears by the affidavit of the mineral surveyor, that the location of said improvements is correctly shown upon this plat, and that no portion of said labor or improvements has been included in the estimate of expenditures upon any other claim.

And I further certify that this is a correct plat of said Mining Claim made in conformity with said original field notes of the survey thereof, and the same is hereby approved.

Denver, Colorado, August 6, 1919.

U.S. Surveyor General's Office.

John B. McGeary
U.S. Surveyor General for Colorado.
Historic Landmark Nomination Form

Name of Property

Historic Name

The Roads House

Other Names

Historical Narrative

A 1900 era house built on the wagon road which ran on grade from the Switzerland Trail RR to Cardinal Townsite

Location of Property

Address(s)

1995 Caribou Rd

City

Nederland

State

CO

Zip Code

80466

Classification

Property Ownership:

☐ Public ☐ Private ☑ Other

Category of Property:

☑ Structure ☐ Site ☐ District

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

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

Narrative Describing Classification of Resources

Cabin built 1900ish.

400 sq ft

Function or Use

Historic Functions

Home or Sleeping Quarters

Domestic, single dwelling - cabin

Current Functions:

Request sleeping shed

Domestic, single dwelling
### Geographical Data

<table>
<thead>
<tr>
<th>Legal Description of Property</th>
<th>100 x 125 ft of Pennsylvania LD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boundary Description</td>
<td></td>
</tr>
<tr>
<td>Boundary Justification</td>
<td></td>
</tr>
</tbody>
</table>

### Property Owner(s) Information

<table>
<thead>
<tr>
<th>Name</th>
<th>The Roads House 501C3</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Same as below</td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>Zip Code</td>
<td></td>
</tr>
<tr>
<td>Email Address</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td></td>
</tr>
</tbody>
</table>

### Preparer of Form Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Alexander Armitage</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>PO 1346 Nederland</td>
</tr>
<tr>
<td>State</td>
<td>CO</td>
</tr>
<tr>
<td>Zip Code</td>
<td>80466</td>
</tr>
<tr>
<td>Email Address</td>
<td>homeraunger1 @yahoo.com</td>
</tr>
<tr>
<td>Phone Number</td>
<td>303-517-9658</td>
</tr>
<tr>
<td>Signature</td>
<td>Alexandra Armitage</td>
</tr>
</tbody>
</table>

### Photos, Maps, and Site Plan

attached

### For Office Use Only

<table>
<thead>
<tr>
<th>Docket Number</th>
<th>Parcel Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessor ID</td>
<td>Application Date</td>
</tr>
</tbody>
</table>
The Roads House

The Roads House, a 501 C3 non-profit, has formed to reconstruct an historic Switzerland Trail roadhouse, preserving the integrity of the house and lifestyle of the early 1900s for future generations. Our mission includes offering a place, into perpetuity, for our local, "Mountain Man” to live out the rest of his days. Michael is a developmentally disabled individual who has agreed to be the "caretaker” of The Roads House. He has been living in a very substandard cabin as a guest for five winters now, and we look forward to having an improved win-win situation for Michael. In the future, there will always be a Michael and The Roads House will always be a home.

The Roads House was built circa 1900, at a time when the mountain resident lifestyle relied on a skill set which is rapidly going extinct. This skill set involves living in a simple, but specific way. There was no electricity to the house. Heat and cooking were accomplished by a woodstove. The latrine was an outhouse, and water was hauled in a bucket from a hand dug well. The house has two bedrooms and a main room. It is 600 square feet in size and sits on a 150’ x 100’ lot.

The history of the Roads House is speckled. The house is located along the main wagon road which connected the Cardinal Townsite to the Switzerland Trail railroad at grade. The road was a main artery for transportation and goods arriving by train. The Cardinal Depot was several hundred feet lower in elevation just above Coon Track Creek.

The Pennsylvania Lode was granted by the Department of the Interior on December 14, 1932. Tax records indicate that Mrs. Jennie Bright was the owner of the house in 1949, and belonged to her heirs until purchased by Paul Roads at a tax sale in 1977. It has been held by the Roads family ever since. Nancy Bolyard, who inherited the house from her parents, donated the residence in-kind to the 501C3 for the historic restoration with a living history component.

Due to the location of The Roads House, nestled within private property, it is not appropriate to deed this property to public realm, but instead our concept is to preserve it as a living treasure, sensitive to the privacy of the neighbors.

The vision is to have a fulltime caretaker, Michael Costello, living in the house. Michael has been a member of the Cardinal community for four winters now. We know he will do a fabulous job of protecting the house and living lightly in consideration of his neighbors.
REAL ESTATE APPRAISAL CARD...RURAL MASTER INDEX

Legal Description: Pennsylvania (100 and 125 ft) GI 19991 SD 67 Section 10 Tp. 15 Range 73 Number of Acres

Owner's Name and Address: Mrs. Jennie Bright

Changes in Ownership:

LAND VALUE ADJUSTMENTS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>Number of Acres</th>
<th>Percent</th>
<th>Amount</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orchards</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Merchantable Timber</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minerals or Coal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Right</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location Factors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Weather Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type of Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Trading Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL ADDITION AND DEDUCTION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

RURAL LAND VALUE CALCULATION

<table>
<thead>
<tr>
<th>LAND CLASS</th>
<th>ACRES</th>
<th>UNIT VALUE</th>
<th>TOTAL VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Roads and Ditches

Total

TOTAL NET ADJUSTMENTS

TOTAL FARM LAND VALUE

SUMMARY

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>DATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Cost (Improvements)</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Additions and Betterments</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Owner's Estimate of Value</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Private Appraisal</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Insurance</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Mortgage</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Advertised for Sale</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Transferred</td>
<td>19</td>
<td></td>
</tr>
</tbody>
</table>

SUMMARY OF VALUES

<table>
<thead>
<tr>
<th>TOTAL LAND VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

BUILDINGS AND IMPROVEMENTS [THIS CARD]

Card No:

Card No:

TOTAL BUILDINGS AND IMPROVEMENTS

TOTAL LAND, BUILDINGS AND IMPROVEMENTS

$
### Building Description and Value Calculation

#### Main Building Description
- **Classification No.**: 24-1-A

#### Type and Use
- **Farm Barn**
- **Attic**: Finished

#### Roofing
- **Built-Up Asphalt**
- **Shingle**: Wood

#### Ground Plan Sketch
- **BASEMENT**
  - Area: 100%
  - No. % Area

#### Heating
- **Stove**: None
- **Warm Air**: Piped
- ** Forced Circulation**: Gas

#### Plumbing
- **Water Only**: No
- **Bathrooms**: Tiled

#### Interior Finish
- **Wallboard or Equal**: Yes
- **Plastered**: Yes

#### Lighting
- **Excellent**: Yes

#### Date of Construction
- **5/2/49**

#### Other Items
- **Natural Fireplaces**: Yes

#### Depreciation and Obsolescence
- **A. Age (Normal Depreciation)**
- **B. Physical Condition**
- **C. Modernization (Minus)**

#### Other Farm Buildings
- **Class No.**: 10-1
- **Width x Depth**: 15 x 10
- **Area**: 150
- **Walls**: 2
- **Floor**: 2
- **Roof**: 2
- **2D Floor Plan**: 2

#### Summary of Building Value
- **Main Building**: $310
- **Garage**: $50
- **Total Buildings and Improvements**: $360
1960s

HP-17-0004: Roads House
## Residential Property Record Card

### Address
CARIBOU RD

### Owner's Name and Address
Arlene F. Bright

### Changes in Ownership

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Date</th>
<th>Volume</th>
<th>Page</th>
<th>Type</th>
<th>Instrument</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Cadastral Description
5/2-10-15-73

**Subdivision or Addition:**

- **Section:** 10
- **Town:** 15
- **Range:** 73
- **Block & Lot:** 60-6710

**Pennsylvania (100 ft.) 61 1999 7 56 7 10**

### Land Improvements

<table>
<thead>
<tr>
<th>Subject Property</th>
<th>Utilities</th>
<th>Topography</th>
<th>Use</th>
<th>Neighborhood</th>
<th>Trend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paved Street</td>
<td>City Water</td>
<td>Level</td>
<td>Single Family</td>
<td>Level</td>
<td>Improving</td>
</tr>
<tr>
<td>Black Topped Street</td>
<td>Well</td>
<td>High</td>
<td>Two Family</td>
<td>High</td>
<td>Static</td>
</tr>
<tr>
<td>Gravelled Street</td>
<td>Sewer</td>
<td>Steep</td>
<td>Multi Family</td>
<td>Steep</td>
<td>Declining</td>
</tr>
<tr>
<td>Unimproved</td>
<td>Septic Tank</td>
<td>Low</td>
<td>Business</td>
<td>Low</td>
<td>Brighted</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>Casspool</td>
<td>Steep</td>
<td>Commercial</td>
<td>Steep</td>
<td>Rising</td>
</tr>
<tr>
<td>Curbed &amp; Gutter</td>
<td>Natural Gas</td>
<td>Steep</td>
<td>Industrial</td>
<td>Steep</td>
<td>Declining</td>
</tr>
<tr>
<td>Street Lights</td>
<td>L.P. Gas</td>
<td>Rock</td>
<td>Rock</td>
<td>Rock</td>
<td>Rising</td>
</tr>
<tr>
<td>Alley</td>
<td>Electricity</td>
<td>Retaining Wall</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Land Value Calculation

- **Adj. Factors:** 1.000
- **Front Foot:** 150
- **Total Value:** 1,112

### Location of Improvements

- **Number:** 1965
- **Date of Improvements:** 10-15-73
- **Percent Built Up:** 50%

### Summary

- **Appraiser:** 570
- **Actual Value:** 320
- **Assessed Value:** 500

### Special Notes
Reviewed by:

- **Measured By:** 1965
- **Reviewed By:** 1965
- **

---

**CTC Form 100 Approved Jan 1964
Off West Co.**
# Building Description and Replacement Cost Record - Residential

## Classification

- **Classifications:**
  - Single Dwelling
  - Multi Dwelling
  - Residential Apartment

## Physical Condition

- **Quality Rating:**
  - Maximum
  - Fair
  - Good
  - Excellent

## Ground Plan Sketch

![Ground Plan Sketch](image)

## Rate Adjustment Computations

- **Area - Main Building**
  - Area: 5 x 4

## Dollar Adjustment Computations

- **Unit Cost:**
  - Unfinished Basement: 126
  - Porch: Half Story

## Other Improvements

- **Garage:**
  - Grade: Walls, Floor, Roof
  - Dimensions: Area 50 Sq Ft
  - Unit Cost: $148

## Depreciation

- **Year of Construction:** 1940
  - **Adjusted Year of Depreciation:** 1965
  - **Depreciation:** 10 %

## Replacement Cost

- **Replacement Cost Lowe:**
  - Material: 1507
  - Labor: 42
  - R.C.N.L.D.: 498
  - Other Improvements: 573

## Notes

- **Other Items and Remarks:**
  - Laundry Tub
  - Dishwasher
  - Steam Heat
  - Forced Air
  - Wall Furnace
  - Gas
  - Electric
  - Boiler
  - Boiler
  - Unfinished Basement
  - Finished Basement
  - Unfinished Attic
  - Porch
  - Unfinished Basement
  - Finished Basement
  - Unfinished Attic
  - Porch
  - Other Improvements
TRUSTEE’S DEED

THIS DEED is dated March 12, 2013, and is made between: Stephanie L. Brennan, Boulder County Deputy Public Administrator, as Successor Trustee of the Paul C. Roads Family Trust, the “Grantor”, and: Nancy M. Bolyard, the “Grantee,” whose legal address is: PO Box 2502, Rapid City, SD 57709, of the State of South Dakota.

Grantor was named as Successor Trustee of the Paul C. Roads Family Trust by the District Court in the County of Boulder, State of Colorado, Case No. 10 PR 257, on January 25, 2012, and is now qualified and acting in such capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto the Grantee, for and in consideration of the sum of: NO CONSIDERATION/FAMILY TRANSFER/C.R.S. §39-13-104, the following described real property, together with any improvements, situate in the County of Boulder, State of Colorado, to-wit:

100 x 125 ft of Pennsylvania Lode #19991 Grand Island .28 acs in Sec. 10, T.1 S., R. 73 West further described as:
Commencing at Cor. No. 3 of Jasper Lode M.C. #19991 said corner being on the Westerly line of the Colorado Lode Mining Claim #19991; thence North 11°08’ West, along Westerly lines of said Colorado and Pennsylvania Lode M. Claims, 368.36 ft; thence N. 74°47’ East 460.48 ft to the True Point of Beginning; thence North 15°13’ West, 125 ft; thence North 74°47’ East, 100 ft; thence South 15°13’ East, 125 ft; then South 74°47’ West 100 ft to the True Point of Beginning, County of Boulder, State of Colorado.

(vacant land)

with all its appurtenances hereunto belonging subject to all matters of record and in place, including but not limited to easements, covenants, conditions, restrictions, reservations, exceptions, exclusions, and excepting all rights of way, if any; prior mineral reservations of record, if any; discrepancies, conflicts in boundary lines, shortage of area, encroachments, easements in place, if any, and any facts which a correct survey and inspection of land would disclose, and which are not shown by public records, and subject to the general property taxes for the year 2013 due and payable in 2014, and subsequent years, which Grantee by acceptance of this Trustee’s Deed agrees to pay in full.
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

______________________________
Stephanie L. Brennan, Successor Trustee of the Paul C. Roads Family Trust

STATE OF COLORADO )
COUNTY OF BOULDER ) ss

The foregoing instrument was acknowledged before me this 12th day of March, 2013, by: Stephanie L. Brennan, Successor Trustee of the Paul C. Roads Family Trust, Grantor.

Witness my hand and official seal.

[SEAL]
LESLI R. WORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914000513
My Commission Expires Feb, 22, 2015

Notary Public
Photo donated by a previous owner, Jane E. Cochennet, which reads, "Two houses at Cardinal that have withstood time and the elements since the tungsten boom."
This Deed, made the 23rd day of March in the year of our Lord one thousand nine hundred and thirty-three, in the County of Boulder and State of Colorado, and in the presence of the undersigned

WITNESSES, This the said party of the first part, for the consideration of the sum of

Dollars, to the said party of the second part, the receipt whereof is hereby confirmed and acknowledged, and by these presents do, pay, release, sell, convey and Quit Claim unto the said party of the second part, all, and every and all the right, title, interest, claim and demand which the said party of the first part has and to the foregoing described

PROPERTY, County of Boulder and State of Colorado, to wit:

The mountain cabin denoted by two rooms, located on the Pennsylvania Lode Mining Claim, No. 1999, about 50 feet East of the East and West line running through the center of said main claim, and about 50 feet East of the Gulch, and 35 feet West of the road, being next to the last house on the East side of the road going up the Gulch, together with the lot of ground 52 by 34 feet area, upon which the said cabin stands in the center thereof, together with the right of way over my land from the house to the road and to the well up the Gulch all being in the East half of Sec. 10, T. 13 S. R. 73, W. of 6 P.M. All mineral rights reserved and also the surface rights only to the Jasper Lode Mining Claim, U. S. Patent Survey number 1999, in and with all buildings located thereon. All rights of grantor in and to all tunnel shafts, passages and exits thereto upon said claim are by the grantor reserved from the operation of said deed which is given to pass any title to said Jasper Lode which he may acquire to grantee since the date of a former deed to the grantee recorded in Book 389, on Page 40, Boulder County records, and to correct any errors only in a former deed of grantor to grantee of said Pennsylvania Lode.

To Have and to Hold the same, together with all and singular the appurtenances and privileges thereto belonging or in any wise thereto appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, to the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and sealed the day and year first above written.

[Signature]

William E. Simpson

State of Colorado

County of Boulder

I, Ruth R. Harrison, a Notary Public in and for said County in the State aforesaid, do hereby certify that

William E. Simpson

is the true and proper party of the first part, and that the foregoing instrument of writing was before me this day in person, and sealed and delivered the said instrument of writing to the party of the second part, and that the said instrument was intended to be a memorial of the transaction of which the said instrument is a record, for the use and purpose therein set forth.

Given under my hand and Notarial seal, this 23rd day of March, A.D. 1933.


Ruth Harrison

Notary Public
KNOW ALL MEN BY THESE PRESENTS, that I, Dena J. Clark and Ruby M. Clark,

of the County of Weld, and State of Colorado,

for the consideration of Three Hundred and Fifty Dollars, to hand paid, hereby sell andquit claim to

Mrs. Emma Bright,

of the County of Denver, and State of Colorado,

the following real property, situate in the County of Boulder, and State of Colorado, to wit:
The following described parcel of land situated lying and being in the County of Boulder, and State of Colorado,

the most northerly half of the West Half of the Pennsylvania lode mining Claim, Survey No. 1, Grand Island Mining District, together with a plot of ground on which it stands, beginning in two feet East, and four feet south of the Southeasterly corner of said house, thence in a Southwesterly direction parallel with the southerly front of said house one hundred feet, thence North westerly, one hundred and twenty-five feet, thence Northerly one hundred and twenty-five feet, thence Southwesterly one hundred and twenty-five feet, to the place of beginning.
The right of way to the road, and use of water from the spring or well in the gulch on the westerly side of the plot of ground is hereby granted to said second party, their heirs and assigns, all mineral rights reserved, with all its appurtenances.

Signed and delivered this 25th, day of September, A.D. 1947,

In the presence of

Dena J. Clark (SEAL)

Ruby M. Clark (SEAL)

STATE OF COLORADO,

County of Larimer,

The foregoing instrument was acknowledged before me this 25th day of September 1947 by Dena J. Clark and Ruby M. Clark

In witness whereof, I have hereunto set my hand and official seal.

My term expires January 19, 1949

Justice of the Peace,
QUIT CLAIM DEED

TO
Dave J. Clark and
Ruby M. Clark

Filed for Record at 3:00 o'clock
P. M. August 3rd A. D. 1942

City and
County of
Denver - - - - - - - - - - and State of Colorado, of the first part, and Dave J. Clark and

Ruby L. Clark - - - - - - - - - - of the County of	Jefferson - - - - - - - - - - and State of Colorado, of the second part.

WITNESS THE said part y - - of the first part, for and in consideration of the sum of

Two hundred and 00/100 ($200.00) - - - - - - - - - - DOLLARS,

to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby certified and acknowledged, he is remitted, released, sold, conveyed and QUIT-CLAIMED, and

by these presents do give, release, sell, convey and QUIT-CLAIM unto the said part y of the second part, their heirs and assigns forever, all the right, title, interest, claim and demand which the said part y of the first part has in and to the following described parcel of land described, lying and

being in the County of Boulder - - - - - - - - - - - and State of Colorado, to-wit: The most Northerly house on the West half of the Pennsylvania lode mining Claim Survey No. 18901 Brand Island Mining District, together with a plot of ground on which it stands beginning two feet and four feet South of the Southwesterly corner of said house, thence in a Southwesterly direction parallel with said house one hundred feet, thence North westerly one hundred and twenty-five feet, thence North easterly one hundred feet, thence South easterly one hundred and twenty-five feet to the place of beginning. The right of way to the house and use of water from the spring or well in the well on the westwardly side of this plot of ground is hereby granted to said second parties, their heirs and assigns forever.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto pertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and

behalf of the said part y of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set her

hand and seal the day and your first above written

Signed, Sealed and Delivered in the Presence of

Jane E. Cochenour (SEAL)

(SEAL)
THIS DEED is made the 30th day of February, 1958, by
and between THE COLORADO MINE OF DENVER, as executor of
the Estate of Jane E. Cochennet, deceased, Party of the First
Part and NELVIN J. MCKINLEY, of the City and County of Denver,

Whereas, in the County Court of the City and County
of Denver, State of Colorado, on the 20th day of December,
1957, in the matter of the Estate of Jane E. Cochennet, deceased,
there being an order authorising and directing the conveyance of the real
estate hereinafter described was made and entered of record,

NOW, THEREFORE, the said Party of the First Part in
consideration of the premises and in further consideration of
the sum of Two Hundred Twenty-five dollars ($225.00) to it in
hand paid by the said Party of the Second Part, the receipt of
which is hereby acknowledged, has sold and conveyed and by these
presents does sell and convey unto the said Party of the Second
Part, his heirs and assigns, all the right, title and interest
and estate of the said Jane E. Cochennet, deceased, as if sold
or conveyed by her during her lifetime, in and to the following
described real estate situate, lying and being in the County
of Boulder, State of Colorado, to-wit:

The mountain cabin containing two rooms, located on the Pennsyl-
vania Lode Mining Claim, No. 19991, about 50 feet North of
the East and West line running through the center of said mining
claim, and about 75 feet East of the Gulch, and 25 feet East of
the road, being next to the last house on the East side of
the road going up the Gulch, together with the plot of ground
32 by 34 feet in area, upon which the said cabin stands in
the center thereof, together with the right-of-way over land
owned by William H. Sisson, on March 10, 1933, from the house
to the road and to the well up the Gulch, all being in the
West half of Section 10, Township 1 South, Range 73 East of
the Sixth P.M., County of Boulder, State of Colorado, except-
ing all mineral rights,
THIS DEED, made this 3rd day of September in the year of our Lord one thousand nine hundred and fifty-eight between

--- Malver J. McKinley

of the City and County of Denver, State of Colorado, of the first part, and

--- Roy L. Holloway and Martha Holloway

of the Englewood, County of Arapahoe and State of Colorado, of the second part,

WITNESSETH. That the said

of the first part, for and in consideration of the sum of One Hundred Dollars and other good and valuable consideration - EXCEPTED to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha y remitted, released, sold, conveyed and quit claimed, and by these presents do do remise, release, sell, convey and quit claim unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the said party of the first part ha y in and to the following described land, to wit: a parcel of land situated, lying and being in the County of Boulder, State of Colorado, to wit: The Mountain Cabin, containing two rooms, located on the Pennsylvania Lode Mining Claim, No. 1992, about 500 feet North of the East and West line running through the center of said Mining Claim, and about 75 feet East of the Dulch, and 25 feet West of the road, being next to the last house on the East side of the road going up the Dulch, together with the plot of ground 32 by 31 feet in area upon which the said cabin stands in the center thereof, together with the right-of-way over land owned by William H. Sisson, on March 10, 1933, from the house to the road and to the will up the Dulch, all being in the W of Section 10, Tp. 1 South, Range 73 West of the 6th P. M., County of Boulder, State of Colorado, excepting all mineral rights.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said party of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part ha y hereunto set his hand and seal the day and year first above writing.

Signed, Sealed and Delivered in the presence of

Melvin J. McKinley

[SEAL]

[SEAL]

STATE OF COLORADO
County of Boulder

The foregoing instrument was acknowledged before me this 3rd day of September 1958, by Melvin J. McKinley.

WITNESS my hand and official seal.

My commission expires October 25, 1959.
This Deed, made this 23rd day of August, 1966

between

JOHN T. BRIGHT

and

ARLENE F. BRIGHT

County of Jefferson and State of Colorado, of the first part,

and

of the County of Jefferson and

State of Colorado, of the second part:

WITNESSETH, that the said property, hereinafter described and specified, and the right, title, interest, claim and demand whatsoever of the said property of the first part, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration,

to the said party of the first part, hereby confessed and acknowledged, and by these presents do, grant, bargain, sell, convey and assure forever, unto the said party of the second part, her heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the

County of Boulder and State of Colorado, to-wit:

Mountain Cabin and parcel of land, situate, lying and being in Boulder, County, Colorado, to-wit: The most northerly house on the N 1/2 of the Pennsylvania Lode Mining Claim, Survey No. 19991, Grand Island Mining District, together with plot of ground on which it stands, beginning in 2 feet East and 4 feet South of the Southeast corner of said house, thence in a Southwesterly direction parallel with the Southerly front of said house 100 feet, thence Northwesterly 125 feet, thence Southwesterly 125 feet to the place of beginning, the right of way to the road and use of water from the spring or well in the gulch on the Westerly side of the plot of ground.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversionary, remainder and reversionary, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, unto the said party of the second part, her heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, her heirs and assigns, that at the time of the sealing and delivery of this instrument, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fact, simple, and he is good, valid, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same be, and remain free and clear from all former and other grants, bargains, sales, leases, taxes, assessments and encumbrances of whatever kind or nature forever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns against all and every persons or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said party of the first part have hereunto set his hand and seal the day and year first above written.

[Signature]

John T. Bright

[Signature]

John T. Bright

City and State of Colorado

Denver

This writing instrument was acknowledged before me this 23rd day of August, 1966.

[Signature]

Notary Public

My commissioned expires December 7, 1968

[Signature]

Notary Public
Switzerland Trail

The Switzerland Trail is the site of a historic 3 ft (914 mm) narrow gauge railroad line that was operated at different times by the Greeley, Salt Lake and Pacific Railway, the Colorado and Northwestern Railroad, and the Denver, Boulder, and Western Railroad around the turn of the 20th century in the Colorado front range mining area near Nederland, Gold Hill, and Ward. The west end of the trail is listed on the National Register of Historic Places as the "Denver, Boulder and Western Railway Historic District".

Contents

1 Description
2 See also
3 References
4 External links

Description

The earliest segment of the trail dates to 1883, with continual track growth until 1894 by the GSL&P, when a large flood destroyed many tracks and bankrupted the company. In 1896 the line was reopened as the C&N took over, completing many spur lines and the southern branch of the Switzerland Trail. The C&N is responsible for the name "Switzerland Trail", given in 1898 in a successful attempt to attract the tourist trade. By the end of the 2000s, the C&N had folded and the DB&W took over. In 1919 the line was shut down and the tracks were subsequently pulled up, but the roadbed remains. A large portion of the roadbed is "maintained" (benignly neglected) as a hiking/biking trail as part of the Boulder County road system. It was, and remains, well known for its beautiful scenic views of the Front Range hills.

The remaining mountain route, about 30 miles (48 km) long, winds between altitudes of 7,000 and over 9,000 feet, from the townsite of Eldora, Colorado, past Nederland, on north through Sugar Loaf and, ultimately, Ward. The line winds past several local historically prominent mines, including the Blue Bird Mine and a few miles from the Caribou Mine in the then-bustling (now ghost-) town of Caribou. The main line originated in Boulder, Colorado, coming up Fourmile Canyon through the mining communities of Salina, Colorado and Crisman, Colorado. It was connected via a three-rail track shared with 4 ft 8\(\frac{1}{2}\) in (1,435 mm) standard gauge railroads to Denver, Colorado.

View of the railroads that became the Switzerland Trail, by William Henry Jackson 1900. This copy has annotations identifying the railroads and the town of Sunset, Colorado (at right center).

Sunset, Colorado townsite. This house appeared to be the only occupied dwelling in 2010.

Switzerland Trail above Sunset townsite. Note the well-preserved rockwork on the old railroad embankment. 2010 photo by Don O'Brien.
In its heyday, near the turn of the twentieth century, the Switzerland Trail was the major source of bulk transportation in the area, carrying supplies and tourists to mining camps and towns in the front range, ore from the myriad mines to a few centralized mills, and refined metal down to Boulder for transport to the rest of the nation. A federal ore assay office, built at the turn of the 20th century, was located near the now-sleepy community of Wall Street, Colorado, at the intersection of the Switzerland Trail route with Fourmile Canyon. At the time Sunset was a bustling community, driven by the presence of an ore mill and the railroad. The building remains and is now something of a curiosity: the James F. Bailey Assay Office Museum, located in Wallstreet, Colorado, now a somewhat remote grouping of houses at least 20 minutes by car from the nearest town (Boulder). The C&N and the DB&W railroads were more canny than the GSL&P, and did a brisk business transporting tourists from Boulder and Denver up into the mountains. Several dedicated park sites and hotels (including the Mont Alto park site, its location now marked by a sign) were built or encouraged by the railroad to draw day-trippers.

The demise of the line came from a variety of factors, including: the extremely harsh winter conditions in the Rocky Mountains, which limited the tourist trade to about four months per year, forced frequent line closures, and periodically killed train crews; the invention and rise of the automobile; mine closures in Ward and Eldora; and failure of several ventures including a long tunnel/adit mine that was to be dug from Sunset into rich underground gold seams to the northwest.

The Switzerland Trail remains a well known hiking, OHV, motorcycle, 4x4, and biking trail[1] because the smooth grade and 2%-5% slope of the railway make an easy traverse, while the narrowness of the railbed (typically 8–10 ft (2.4–3.0 m) wide) brings users close to the spectacular terrain.

See also

- Fourmile Canyon

References


External links

- Boulder Daily Camera article on the Switzerland Trail
- Boulder County Assay Museum in Fourmile Canyon
- Mont Alto Park history and hiking trail includes sketch map
- Sunset Colorado ghost town includes photo gallery
- Mont Alto history, geocaching site

Cardinal Mill Overview

The Cardinal Mill, built in 1901, was a facility that processed crude ore with varying proportions of gold, silver, lead, and zinc. The mill also treated tungsten ore during the first ten years. The mill was designed to recover gold in its pure form and to separate the other metals from waste in a process known as concentration. The end products of the process were gold bullion and a heavy powder known as concentrates, which the operators shipped to a distant smelter for refining. Concentration was universally important for several reasons. First, the operator only paid to ship the metalliferous content of the ore and saved unnecessary costs of transporting the waste. Second, the operator avoided some fees that smelting companies levied for full treatment of crude ore. Last, the total savings allowed the operators to produce low-grade ore that was otherwise unprofitable, and most of the ore in the Boulder County Tunnel was low in grade. The net result was increased profitability, prolonged life for the mine, and stability for the workers and community.

As a process, concentration relied on a combination of mechanical and chemical means to physically reduce ore, separate out waste, and dry the resultant concentrates. When the ore featured gold, the gold-bearing material was recovered and treated separately. In overview, concentration at any mill began when miners delivered crude ore to the head of the facility and dumped it into a receiving bin. A chute fed the cobbles into a primary crusher at the bin’s toe, and it pulverized the material into sand and gravel that passed over a screen. Sand dropped through and went into a holding bin, which stored the material for further processing. The gravel was diverted into a secondary crusher, pulverized into sand, and then sent to the holding bin as well. Jaw crushers were the most common apparatuses used for primary and secondary reduction.

Workers drew the sand from the holding bin into a tertiary crusher, which completed the final reduction prior to concentration. Ball mills, rod mills, or rotary pans were usually employed to grind the ore to a fine slurry, which passed through several screens. The smallest particles were piped or flumed to concentration appliances, and oversized clasts returned for grinding.

Manufacturers offered a wide variety of concentration appliances for different types of ore. Jigs and Callow separators relied on gentle water currents to wash light waste away from the heavy metalliferous material. Vanners and vibrating tables, popular by the early 1900s, used mechanical action to grade particles by weight. In flotation cells, introduced during the mid-1910s, chemical agents lifted the metalliferous particles off the waste. Rotating paddles then scooped the froth into troughs for transportation to a washing facility. The waste was flumed or piped out of the mill at every separation step and dumped in a tailings pond. The concentrates were diverted to a launder for drying, and sacked for shipment.

When the ore featured gold, the slurry was subjected to an additional step designed to recover the precious metal in pure form. Specifically, a cyanide solution in tanks leached gold out of the slurry for a specific period of time. Workers then added zinc to the solution to precipitate out the gold and fused the material into ingots. The slurry proceeded for addition concentration if it still offered other metals, or was otherwise discharged into the tailings pond. At the Cardinal Mill, the pond is on private land and not included in the nomination boundary.
Designing a concentration process was complicated and prone to failure. Although metallurgists followed a general template, variables such as budget, available technology, and especially the character of local ore influenced the specifics of their design. The processes the metallurgists devised were adapted from examples found elsewhere, their own training and experience, and interpretation of best equipment and plant design. Complex ore presented additional problems that metallurgists solved by combining different apparatuses in a single process. Revisions to processes or appliances were common if they failed, or when better technology became available. Most mills were custom designs in crushing, concentration, and architecture, and reflected improvised metallurgical engineering.

The Cardinal Mill is an outstanding example of such a concentration plant. Although the mill is a custom design, its overall gravity-flow template was conventional for ore processing facilities. The building descends over a series of terraces incised into the steep, north side of Coon Track Creek so gravity drew the ore downward through as many treatment stages as possible. The building descends in four graduated flights denoted by south-sloping shed roofs, and each featured machinery for a particular stage of ore treatment. In exterior appearance, the flights impart individual stories, but the interior is open and lacks regular floors. Instead, machinery, catwalks, and small-scale structures are mounted to an irregular interior frame divorced in height and plan from the exterior building.

The machinery and structural elements fully represent every ore treatment stage; the movement of ore between the stages; motive power for the machinery; electrical and water systems; and maintenance and repair. In overview, the treatment stages are: ore receiving in the top flight, crushing and ore storage in the second flight, fine grinding and screening in the third flight, and ore concentration in the bottom and largest flight.

Although the mill was a highly functional and successful plant, it was not built according to a master plan, or in a single episode. Instead, the mill was revised five times as the character of the ore changed, as improved technology became available. In its current form, the Cardinal Mill represents three principal periods of time: initial construction and two of the revisions. The building, crushing equipment, and ore storage bin (within the upper two flights) are original and date to 1901. The concentration process and most of the related machinery, however, were installed in 1919 (within the building’s lower two flights). At this time, the operator replaced the previous generation of concentrating equipment with a new set. Foundations and mounts for the previous equipment are still visible within the building, and are either abandoned or adapted to the existing machinery. In 1935, owner Scott Hendricks made improvements to the treatment process, removed a wing erected in 1911, and restored the building plan back to its 1901 footprint.
I. Identification

1. Resource number: **5BL.13821**
2. Temporary resource number:
3. County: **Boulder**
4. City: **Unincorporated**
5. Historic building name: **Sisson House**
6. Current building name: **Roads House**
7. Building address: **1995 Caribou Road**
8. Owner name and address:
   
   Lexie Armitage  
   PO Box 1346  
   Nederland, CO 80466

II. Geographic Information

9. P.M. **6th** Township **1S** Range **73W**  
   ¼ of ¼ of ¼ of ¼ of section **10**
10. UTM reference  
    Zone **13** ; **453194** mE **4424699** mN
11. USGS quad name: **Nederland**
    Year: **2016** Map scale: **7.5' X 15'** Attach photo copy of appropriate map section.
12. Lot(s): n/a Block: n/a
    Addition: n/a Year of Addition: n/a
13. Boundary Description and Justification:
    
    The property consists of a single cabin. It is located to the north of Caribou Road in the unincorporated community of Cardinal. Its legal description:
    
    100 X 125 FT OF PENNSYLVANIA LD 19991 GRD ISL .28 AC 10-1S-73

III. Architectural Description

14. Building plan (footprint, shape): **rectangular**
15. Dimensions in feet: Length **30' x Width 17'**
16. Number of stories: **1**
17. Primary external wall material(s): **wood, metal**
18. Roof configuration: **Shed roof**
19. Primary external roof material: Metal roof

20. Special features: porch, square bay window

21. General architectural description:

   This rectangular-plan rustic cabin is oriented to the southwest. It is one story tall and features a post and beam foundation and wood frame construction. The ground beneath the cabin slopes downward from north to south. The principal doorway opens near the center of the southwest façade, beneath a shed roof porch with three yellow-painted round wood supports. A square bay window emerges from the southwest elevation, to the right of the front door. There is also a small 5' x 4' extension off the northwest side of the building with a small window opening, clad mostly in sheet metal. Original vertical board and batten covers the southeast and northwest elevations and most of the southwest façade except for the square bay window. The northeast façade, or rear of the house, is covered in newly added sheet metal. A metal flume emerges from the northern edge of the roof, west of center. All of the structure’s five windows are located on the southwest (main) facade. The three on the square bay window are replacement 4-over-4 light sash windows with white vinyl frames. The other two windows on the main façade are of vintage stock, 4-over-4 light sash windows, but are not original to the house. All current windows appear fit the original window configurations.

22. Architectural style/building type: No Style

23. Landscaping or special setting features:

   This property is nearby the Cardinal Mill and just northwest of Nederland. It is situated along Caribou Road and is accessed by a packed-earth driveway. The surrounding area is mountainous and a mixture of aspens and pines surround the house.

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: c. 1908-1919  Actual: ________

   Source of information: Boulder County Deed Records and Bureau of Land Management General Land Office Records

26. Architect: none

   Source of information:

27. Builder/Contractor: none

   Source of information:

28. Original owner: Possibly William H. Sisson

   Source of information: Boulder County Deed Records

29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house was likely constructed between 1908 and 1919. The Pennsylvania Lode was claimed in 1908 by W.A. Burke and George Koch, and a U.S. Geological Survey of the area shows that the house existed by 1919.

At the time of the 1949 Assessor card, there was an 11’x 9’ addition off the northeast elevation (rear). This still existed at the time of the 1965 assessment, but no longer exists today. In 2016, the house underwent significant rehabilitation, including the replacement of windows, the front door, and the addition of metal siding on the rear elevation. The square box window on the south elevation was also rebuilt to its original size.

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

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:

The early 1900s was when the small community of New Cardinal began to rise as an important mining center, mostly due to the Cardinal Mill and the Boulder County Tunnel, both of which are located close to the 1995 Caribou Road cabin. Cardinal’s economy was also sustained by the Switzerland Trail, a scenic railroad that made a stop in Cardinal Station on its way to Eldora beginning in 1904. Although the railroad quit its course to Eldora in 1919, the mill and tunnel sustained Cardinal's small mining economy for a couple more decades.

The cabin at 1995 Caribou Road sits on the Pennsylvania Lode which was claimed by Walter A. Burke and George Koch in 1908. While little information was found on Koch, Burke was found to be associated with the Alton Mining and Milling Company based in Cardinal. W.A. Burke was born in Pennsylvania in 1867. Census records show that Burke's primary residence was in Boulder, but other sources, such as the *Engineering and Mining Journal*, suggest that Burke lived in Cardinal part-time due to his business; however, it's unknown if Burke resided at the 1995 Caribou Road Cabin or if it was yet constructed; the Alton Mining and Milling Company staked many mining claims in the Caribou-Grand Island Mining District.

From 1915 to 1917, the property was owned to Alfred R. Morrison, a Cardinal miner. Morrison and his wife Orah arrived in Boulder, Colorado by 1900. By 1910, the family was living in Cardinal. Orah Morrison ran the Alton Mine boarding house and Alfred worked as a tungsten miner. Although the architecture of the 1995 Caribou road cabin points to an early 1900s construction date, no record of the house's existence was found during Burke's or Morrison's ownership.

A U.S. Geological Survey of the Pennsylvania Lode conducted in 1919 (Mineral Survey #19991) confirms the cabin's existence on the property. Two years prior to the 1919 survey, ownership of the property transferred to William H. Sisson, who was a secretary of the Cardinal Gold & Silver Mining
Company. William Sisson was born in 1857 in Michigan. After serving as a telegrapher during the Civil War, he received a law degree from the University of Michigan. He began a law practice in Chicago in the 1870s. The 1920 Census records Sisson as living in Denver, then in Boulder in 1930. Although Sisson owned the Pennsylvania Lode, it is unknown whether or not he lived in the 1995 Caribou Road cabin during his visits to his many mining claims in the area.

In 1929, Sisson sold the property and cabin to Jane Cochennet. Jane was born in 1890 in New Mexico. She was married to Charles Cochennet, a railroad handler, who was born in 1889 in Kansas. The family lived primarily in Denver and possibly used the 1995 Caribou cabin as a second home. While little information about the Cochennet family was found, they owed a considerable amount of land in the Cardinal area. A photo of two Cardinal houses (including the 1995 Caribou Road cabin) donated by Jane Cochennet to the Boulder Carnegie Library for Local History helps to date the house to the early 1900s. Jane wrote on the photo “Two Houses at Cardinal that have withstood time and the elements since the tungsten boom.”

In the 1940s, deed records begin to be a little unclear. Dave and Ruby Clark were brief owners in the 1940s, along with Jennie Bright. Dave and Ruby Clark lived primarily in Weld County, and Jennie in the town of Edgewater, just west of Denver. In the 1960s, ownership passed to Jennie’s son and daughter-in-law, John and Arlene Bright.

In the 1980s, Paul C. Roads became owner of the house. Paul was born in 1924. He met his wife, Grace, while in St. Louis during WWII. After the war, the couple moved to Lafayette and raised their six children. After Paul’s death in 2010, the house was willed to his daughter, Nancy Bolyard of South Dakota. In 2014, the house was donated to the nonprofit organization Roads House, administered by Alexandra Armitage.

36. Sources of information:

Boulder County Assessor Records (online).
Boulder County Clerk & Recorder Records (online). Deeds 9067563, 90108409, 90126509, 90260013, 90455392, 03213064, 03296276, 03420048.
Familysearch.com searches.
Findagrave.com searches.
Boulder Public Library, Carnegie Branch for Local History.
National Register of Historic Places, Cardinal Mill, Boulder County, Colorado, #5BL.482.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___  No  X  Date of designation: _______
Designating authority:

38. Applicable National Register Criteria:
A. Associated with events that have made a significant contribution to the broad pattern of our history;
B. Associated with the lives of persons significant in our past;
C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:
A. Associated with events that have made a significant contribution to history.
B. Connected with persons significant in history.
C. Has distinctive characteristics of a type, period, method of construction, or artisan.
D. Is of geographic importance.
E. Contains the possibility of important discoveries related to prehistory or history.

Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:
X 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
2. The proposed landmark as a location of a significant local, county, state, or national event;
3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
X 4. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
6. The proposed landmark’s archaeological significance;
7. The proposed landmark as an example of either architectural or structural innovation; and
X 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

Does not meet any of the above Boulder County landmark criteria.

Area(s) of significance: Social History

Period of significance: c. 1908-1920

Level of significance: National ___  State ___  Local ___X___

Statement of significance:
The house at 1995 Caribou Road is located in the Grand Island mining district, which featured a significant silver mining industry centered at the town site of Caribou and later at New Cardinal from 1870 through the early 1900s. The house at 1995 Caribou Road possesses integrity of location, setting, feeling, and association relative to the 1901 Cardinal Mill, an intact example of an ore concentration facility in Boulder County from the early 1900s. The mill was integral to the success of the Boulder County Mine and the small community of New Cardinal, as it was the principal employer and economic foundation of the town. The surrounding area has witnessed few modern changes, including Caribou Road and several recently built houses along the road. While the property does not possess sufficient significance to be considered individually eligible for listing on the National Register of Historic Places or on the Colorado State Register of Historic Properties, it possesses enough significance to be eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:
The house exhibits a sufficient level of physical integrity relative to location, setting, design, and association. However, there are extensive alterations to the cabin, including the absence of the original windows and some exterior siding replacements which have negatively impacted the house's workmanship and feeling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT
44. National Register eligibility field assessment:
Eligible ___ Not Eligible X ___ Need Data ___
45. Is there National Register district potential? Yes ___ X ___ No
Discuss: This inventory was conducted as a single as-needed survey, but would be considered a contributing resource in a potential Cardinal Historic District.
If there is National Register district potential, is this building: Contributing X ___ Noncontributing ___
46. If the building is in existing National Register district, is it: Contributing n/a ___ Noncontributing n/a

VIII. RECORDING INFORMATION
47. Photograph numbers: 1995 Caribou Road (1).jpg to 1995 Caribou Road (7).jpg
Negatives filed at:
48. Report title: n/a
49. Date(s): March 16, 2018
50. Recorder(s): Angela Gaudette
51. Organization: Boulder County Land Use
52. Address: 2045 13th Street, Boulder, CO 80302
53. Phone number(s): 303-441-3987

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.
Resource Number: 5BL.13821
Temporary Resource Number:
1200 Broadway, Denver, CO 80203    (303) 866-3395

Sketch Map

Address: 1995 Caribou Road
Site Number: 5BL.13821

= Property Line
Photographs
Deed and Directory Search

<table>
<thead>
<tr>
<th>Year</th>
<th>Deed</th>
<th>Directory</th>
</tr>
</thead>
<tbody>
<tr>
<td>1908</td>
<td>Pennsylvania Lode Claim: Walter A. Burke and George Koch</td>
<td>(Cardinal not listed in Boulder directories)</td>
</tr>
<tr>
<td>1915</td>
<td>A.R. Morrison</td>
<td></td>
</tr>
<tr>
<td>1917</td>
<td>William H. Sisson</td>
<td></td>
</tr>
<tr>
<td>1929</td>
<td>Jane E. Cochennet</td>
<td></td>
</tr>
<tr>
<td>?</td>
<td>Dave J. Clark and Ruby M. Clark</td>
<td></td>
</tr>
<tr>
<td>1947</td>
<td>Mrs. Jennie Bright</td>
<td></td>
</tr>
<tr>
<td>?</td>
<td>John G. &amp; Arlene Bright (Jennie’s son and daughter-in-law)</td>
<td></td>
</tr>
<tr>
<td>1984</td>
<td>Paul C. Roads</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>Nancy M. Bolyard (Daughter of Paul Roads)</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>501c3 Roads House (Alexandra Armitage)</td>
<td></td>
</tr>
<tr>
<td>Document Number</td>
<td>TR TR PT SEC T R TR PT SEC 10 T1S R73W</td>
<td>Location Certificate Date</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>90067563</td>
<td>0332 0026 BURKE WALTER A PENNSYLVANIA LODE</td>
<td>08/31/1908</td>
</tr>
<tr>
<td>90108409</td>
<td>0381 0395 BURKE W A MORRISON A R QUIT CLAIM DEED</td>
<td>03/01/1915</td>
</tr>
<tr>
<td>90126509</td>
<td>0250 0192 SIsson WILLIAM H MORRISON A R DEED</td>
<td>07/23/1917</td>
</tr>
<tr>
<td>90260013</td>
<td>0566 0235 SIsson WILLIAM H COCHENET JANE E QUIT CLAIM DEED</td>
<td>03/07/1929</td>
</tr>
<tr>
<td>90297141</td>
<td>0594 0389 SIsson WILLIAM H COCHENET JANE E QUIT CLAIM DEED</td>
<td>03/23/1933</td>
</tr>
<tr>
<td>90647910</td>
<td>ROADS PAUL C BOULDER COUNTY OF TREASURERS DEED</td>
<td>09/21/1984</td>
</tr>
<tr>
<td>03213064</td>
<td>ROADS PAUL CONGER ESTATE PAUL C ROADS FAMILY TRUST PER REP DEED</td>
<td>03/30/2012</td>
</tr>
<tr>
<td>03296276</td>
<td>PAUL C ROADS FAMILY TRUST BOLYARD NANCY M DEED</td>
<td>03/12/2013</td>
</tr>
<tr>
<td>03420048</td>
<td>BOLYARD NANCY M ROADS HOUSE WARRANTY DEED</td>
<td>12/29/2014</td>
</tr>
</tbody>
</table>
Walter A. Burke

1910 Census
Occupation: manager of the Gold & Silver Mining Co
Residence: 1645 Arapahoe Ave.

---

Walter A Burke
United States Census, 1910

<table>
<thead>
<tr>
<th>Name</th>
<th>Walter A Burke</th>
</tr>
</thead>
<tbody>
<tr>
<td>Event Type</td>
<td>Census</td>
</tr>
<tr>
<td>Event Date</td>
<td>1910</td>
</tr>
<tr>
<td>Event Place</td>
<td>Boulder Ward 4, Boulder, Colorado, United States</td>
</tr>
<tr>
<td>Gender</td>
<td>Male</td>
</tr>
<tr>
<td>Age</td>
<td>43</td>
</tr>
<tr>
<td>Marital Status</td>
<td>Married</td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
</tr>
<tr>
<td>Race (Original)</td>
<td>White</td>
</tr>
<tr>
<td>Relationship to Head of Household</td>
<td>Head</td>
</tr>
<tr>
<td>Relationship to Head of Household (Original)</td>
<td>Head</td>
</tr>
<tr>
<td>Birth Year (Estimated)</td>
<td>1867</td>
</tr>
<tr>
<td>Birthplace</td>
<td>Pennsylvania</td>
</tr>
<tr>
<td>Father's Birthplace</td>
<td>Illinois</td>
</tr>
<tr>
<td>Mother's Birthplace</td>
<td>Pennsylvania</td>
</tr>
<tr>
<td>Sheet Letter</td>
<td>A</td>
</tr>
<tr>
<td>Sheet Number</td>
<td>14</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household</th>
<th>Role</th>
<th>Sex</th>
<th>Age</th>
<th>Birthplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walter A Burke</td>
<td>Head</td>
<td>M</td>
<td>43</td>
<td>Pennsylvania</td>
</tr>
<tr>
<td>Cora R Burke</td>
<td>Wife</td>
<td>F</td>
<td>34</td>
<td>Nebraska</td>
</tr>
<tr>
<td>Walter A Burke Jr.</td>
<td>Son</td>
<td>M</td>
<td>9</td>
<td>Colorado</td>
</tr>
</tbody>
</table>

---

Cora R Burke
United States Census, 1910

<table>
<thead>
<tr>
<th>Name</th>
<th>Cora R Burke</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Event Type</td>
<td>Census</td>
<td></td>
</tr>
<tr>
<td>Event Date</td>
<td>1910</td>
<td></td>
</tr>
<tr>
<td>Event Place</td>
<td>Boulder Ward 4, Boulder, Colorado, United States</td>
<td></td>
</tr>
<tr>
<td>Gender</td>
<td>Female</td>
<td></td>
</tr>
<tr>
<td>Age</td>
<td>34</td>
<td></td>
</tr>
<tr>
<td>Marital Status</td>
<td>Married</td>
<td></td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
<td></td>
</tr>
<tr>
<td>Race (Original)</td>
<td>White</td>
<td></td>
</tr>
<tr>
<td>Relationship to Head of Household</td>
<td>Wife</td>
<td></td>
</tr>
<tr>
<td>Relationship to Head of Household (Original)</td>
<td>Wife</td>
<td></td>
</tr>
<tr>
<td>Birth Year (Estimated)</td>
<td>1876</td>
<td></td>
</tr>
<tr>
<td>Birthplace</td>
<td>Nebraska</td>
<td></td>
</tr>
<tr>
<td>Father's Birthplace</td>
<td>Ohio</td>
<td></td>
</tr>
<tr>
<td>Mother's Birthplace</td>
<td>Illinois</td>
<td></td>
</tr>
<tr>
<td>Sheet Letter</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Sheet Number</td>
<td>14</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household</th>
<th>Role</th>
<th>Sex</th>
<th>Age</th>
<th>Birthplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walter A Burke</td>
<td>Head</td>
<td>Male</td>
<td>43</td>
<td>Pennsylvania</td>
</tr>
<tr>
<td>Cora R Burke</td>
<td>Wife</td>
<td>Female</td>
<td>34</td>
<td>Nebraska</td>
</tr>
<tr>
<td>Walter A Burke Jr.</td>
<td>Son</td>
<td>Male</td>
<td>9</td>
<td>Colorado</td>
</tr>
</tbody>
</table>
The Western Investors Review Volume 14

West of what is generally accepted as the tungsten belt, and near the Boulder County mine is The Alton Mining and Milling Company. This company employs a force of men in development work and have a new and modern plant of machinery. It claims to have opened some tungsten property through its development tunnel, but is generally recognized as a gold and silver proposition. Walter A. Burke is manager.
William H. Sisson

William was the secretary of the cardinal Gold and Silver Mining Co.
Info on the Cardinal Mining Co:

**Engineering and Mining Journal, Volume 42**

**COLORADO.**

**ARAPAHOE COUNTY.**

**BOSTON & COLORADO SMELTING COMPANY.**—The question of the removal of these works from Argo to Chicago or some other Eastern city, is still under discussion, but not finally determined.

**BOULDER COUNTY.**

**CARDINAL GOLD AND SILVER MINING COMPANY.**—This company has been organized at St. Louis with a capital stock of $3,000,000. The new company is incorporated under the laws of Illinois, with the following officers: R. L. Billingsley, President; Edward Whitaker, Vice-President; Ernest Michaelis, Secretary; J. W. Donaldson, Treasurer. The board will include the above and George D. Capen.

---

**William H Sisson**

United States Census, 1920

<table>
<thead>
<tr>
<th>Name</th>
<th>William H Sisson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Event Type</td>
<td>Census</td>
</tr>
<tr>
<td>Event Date</td>
<td>1920</td>
</tr>
<tr>
<td>Event Place</td>
<td>Denver, Denver, Colorado, United States</td>
</tr>
<tr>
<td>Gender</td>
<td>Male</td>
</tr>
<tr>
<td>Age</td>
<td>63</td>
</tr>
<tr>
<td>Marital Status</td>
<td>Married</td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
</tr>
<tr>
<td>Race (Original)</td>
<td>White</td>
</tr>
<tr>
<td>Can Read</td>
<td>Yes</td>
</tr>
<tr>
<td>Can Write</td>
<td>Yes</td>
</tr>
<tr>
<td>Relationship to Head of Household</td>
<td>Head</td>
</tr>
<tr>
<td>Relationship to Head of Household (Original)</td>
<td>Head</td>
</tr>
<tr>
<td>Own or Rent</td>
<td>Rent</td>
</tr>
<tr>
<td>Birth Year (Estimated)</td>
<td>1857</td>
</tr>
<tr>
<td>Birthplace</td>
<td>Michigan</td>
</tr>
<tr>
<td>Father's Birthplace</td>
<td>United States</td>
</tr>
<tr>
<td>Mother's Birthplace</td>
<td>United States</td>
</tr>
<tr>
<td>Sheet Letter</td>
<td>B</td>
</tr>
<tr>
<td>Sheet Number</td>
<td>13</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household</th>
<th>Role</th>
<th>Sex</th>
<th>Age</th>
<th>Birthplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>William H Sisson</td>
<td>Head</td>
<td>M</td>
<td>63</td>
<td>Michigan</td>
</tr>
<tr>
<td>Nannie Sisson</td>
<td>Wife</td>
<td>F</td>
<td>37</td>
<td>Georgia</td>
</tr>
<tr>
<td>Mary O Sisson</td>
<td>Stepdaughter</td>
<td>F</td>
<td>7</td>
<td>Georgia</td>
</tr>
<tr>
<td>Year</td>
<td>Name and Role</td>
<td>Address</td>
<td>Age</td>
<td>Source</td>
</tr>
<tr>
<td>------</td>
<td>---------------</td>
<td>---------</td>
<td>-----</td>
<td>--------</td>
</tr>
<tr>
<td>1923</td>
<td>Chas W (Jane E) Cochennet, handler Ry Exp Agency</td>
<td>1312 S. Sherman</td>
<td>71</td>
<td>DP</td>
</tr>
<tr>
<td>1929</td>
<td>&quot;</td>
<td>&quot;</td>
<td>42</td>
<td>DP</td>
</tr>
<tr>
<td>1932</td>
<td>&quot;</td>
<td>&quot;</td>
<td>42</td>
<td>RMN</td>
</tr>
<tr>
<td>1945</td>
<td>&quot;</td>
<td>&quot;</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>1951</td>
<td>&quot;</td>
<td>&quot;</td>
<td>42</td>
<td></td>
</tr>
</tbody>
</table>
### Charles Cochennett
United States Census, 1940

<table>
<thead>
<tr>
<th>Name</th>
<th>Charles Cochennett</th>
</tr>
</thead>
<tbody>
<tr>
<td>Event Type</td>
<td>Census</td>
</tr>
<tr>
<td>Event Date</td>
<td>1940</td>
</tr>
<tr>
<td>Event Place</td>
<td>Tract 30, Denver, Election District G, Denver, Colorado, United States</td>
</tr>
<tr>
<td>Sex</td>
<td>Male</td>
</tr>
<tr>
<td>Age</td>
<td>51</td>
</tr>
<tr>
<td>Marital Status</td>
<td>Married</td>
</tr>
<tr>
<td>Race (Original)</td>
<td>White</td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
</tr>
<tr>
<td>Relationship to Head of Household (Original)</td>
<td>Head</td>
</tr>
<tr>
<td>Relationship to Head of Household</td>
<td>Head</td>
</tr>
<tr>
<td>Birthplace</td>
<td>Kansas</td>
</tr>
<tr>
<td>Birth Year (Estimated)</td>
<td>1899</td>
</tr>
<tr>
<td>Last Place of Residence</td>
<td>Same House</td>
</tr>
</tbody>
</table>

#### Household Information

<table>
<thead>
<tr>
<th>Household</th>
<th>Role</th>
<th>Sex</th>
<th>Age</th>
<th>Birthplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles Cochennett</td>
<td>Head</td>
<td>M</td>
<td>51</td>
<td>Kansas</td>
</tr>
<tr>
<td>Jane Cochennett</td>
<td>Wife</td>
<td>F</td>
<td>50</td>
<td>New Mexico</td>
</tr>
</tbody>
</table>

### Jane Cochennett
United States Census, 1940

<table>
<thead>
<tr>
<th>Name</th>
<th>Jane Cochennett</th>
</tr>
</thead>
<tbody>
<tr>
<td>Event Type</td>
<td>Census</td>
</tr>
<tr>
<td>Event Date</td>
<td>1940</td>
</tr>
<tr>
<td>Event Place</td>
<td>Tract 30, Denver, Election District G, Denver, Colorado, United States</td>
</tr>
<tr>
<td>Sex</td>
<td>Female</td>
</tr>
<tr>
<td>Age</td>
<td>50</td>
</tr>
<tr>
<td>Marital Status</td>
<td>Married</td>
</tr>
<tr>
<td>Race (Original)</td>
<td>White</td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
</tr>
<tr>
<td>Relationship to Head of Household (Original)</td>
<td>Wife</td>
</tr>
<tr>
<td>Relationship to Head of Household</td>
<td>Wife</td>
</tr>
<tr>
<td>Birthplace</td>
<td>New Mexico</td>
</tr>
<tr>
<td>Birth Year (Estimated)</td>
<td>1890</td>
</tr>
<tr>
<td>Last Place of Residence</td>
<td>Same House</td>
</tr>
</tbody>
</table>

#### Household Information

<table>
<thead>
<tr>
<th>Household</th>
<th>Role</th>
<th>Sex</th>
<th>Age</th>
<th>Birthplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles Cochennett</td>
<td>Head</td>
<td>Male</td>
<td>51</td>
<td>Kansas</td>
</tr>
<tr>
<td>Jane Cochennett</td>
<td>Wife</td>
<td>Female</td>
<td>50</td>
<td>New Mexico</td>
</tr>
</tbody>
</table>
**Bright Family**

**Directory**

<table>
<thead>
<tr>
<th>Year</th>
<th>Entry</th>
</tr>
</thead>
<tbody>
<tr>
<td>1947</td>
<td>Thos J (Jennie) Bright, 4932 w. 29th Ave.</td>
</tr>
<tr>
<td>1948</td>
<td>John T (Arlene) Bright, salesman Denver Real Estate,</td>
</tr>
<tr>
<td>1969</td>
<td>John T (Arlene) Bright, residence 2534 Benton</td>
</tr>
</tbody>
</table>

**United States Census, 1920**

<table>
<thead>
<tr>
<th>Name</th>
<th>Jennie Bright</th>
</tr>
</thead>
<tbody>
<tr>
<td>Event Type</td>
<td>Census</td>
</tr>
<tr>
<td>Event Date</td>
<td>1920</td>
</tr>
<tr>
<td>Event Place</td>
<td>Denver, Denver, Colorado, United States</td>
</tr>
<tr>
<td>Gender</td>
<td>Female</td>
</tr>
<tr>
<td>Age</td>
<td>36</td>
</tr>
<tr>
<td>Marital Status</td>
<td>Married</td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
</tr>
<tr>
<td>Race (Original)</td>
<td>White</td>
</tr>
<tr>
<td>Can Read</td>
<td>Yes</td>
</tr>
<tr>
<td>Can Write</td>
<td>Yes</td>
</tr>
<tr>
<td>Relationship to Head of Household</td>
<td>Wife</td>
</tr>
<tr>
<td>Relationship to Head of Household (Original)</td>
<td>Wife</td>
</tr>
<tr>
<td>Birth Year (Estimated)</td>
<td>1884</td>
</tr>
<tr>
<td>Birthplace</td>
<td>Iowa</td>
</tr>
<tr>
<td>Father’s Birthplace</td>
<td>Iowa</td>
</tr>
<tr>
<td>Mother’s Birthplace</td>
<td>Iowa</td>
</tr>
<tr>
<td>Sheet Letter</td>
<td>B</td>
</tr>
<tr>
<td>Sheet Number</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household</th>
<th>Role</th>
<th>Sex</th>
<th>Age</th>
<th>Birthplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas Bright</td>
<td>Head</td>
<td>M</td>
<td>40</td>
<td>Iowa</td>
</tr>
<tr>
<td>Jennie Bright</td>
<td>Wife</td>
<td>F</td>
<td>36</td>
<td>Iowa</td>
</tr>
<tr>
<td>John Bright</td>
<td>Son</td>
<td>M</td>
<td>9</td>
<td>Colorado</td>
</tr>
<tr>
<td>Name</td>
<td>Dave Clark</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>----------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Event Type</td>
<td>Census</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Event Date</td>
<td>1940</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Event Place</td>
<td>Election Precinct 17, Adams, Colorado, United States</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sex</td>
<td>Male</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age</td>
<td>37</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marital Status</td>
<td>Married</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race (Original)</td>
<td>White</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relationship to Head of Household (Original)</td>
<td>Head</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relationship to Head of Household</td>
<td>Head</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Birthplace</td>
<td>Arkansas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Birth Year (Estimated)</td>
<td>1903</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Last Place of Residence</td>
<td>Denver, Colorado</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household</th>
<th>Role</th>
<th>Sex</th>
<th>Age</th>
<th>Birthplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dave Clark</td>
<td>Head</td>
<td>M</td>
<td>37</td>
<td>Arkansas</td>
</tr>
<tr>
<td>Ruby Clark</td>
<td>Wife</td>
<td>F</td>
<td>35</td>
<td>Missouri</td>
</tr>
<tr>
<td>David Clark</td>
<td>Son</td>
<td>M</td>
<td>10</td>
<td>Colorado</td>
</tr>
<tr>
<td>Harold Clark</td>
<td>Son</td>
<td>M</td>
<td>8</td>
<td>Colorado</td>
</tr>
</tbody>
</table>

Citing this Record
Grace D. Roads of Lafayette passed away Monday, June 18th, at the Wellington unit of Balfour. She was 90 years old. Grace was born on August 13, 1921, to Nellie (Bay) and Roy Darlin in Sedgwick, Colorado. Her older brother, Roy, passed away when he was 6 months old. Because her parents believed that by the grace of God they were able to have another child they named her Grace. After graduating from Colorado State University with a Teaching and Home Economics degree she taught in Eads, CO at a one-room schoolhouse. She then moved to St. Louis, Missouri, and was responsible for chemically testing the K rations sent to WWII troops to ensure the food contained all the necessary nutrients. While in St. Louis, she met her future husband, Paul Roads, and they were married just before he was shipped overseas. After the war, Grace and Paul moved to Lafayette and raised six children. Through the years Grace helped with her husband’s real estate business. She also was a talented seamstress and her daughters still have some of the beautiful homecoming, prom, and bridesmaid dresses she made. While in her 60’s she began oil painting and all her descendants have treasured paintings from her. Grace and Paul also began traveling. Their travels encompassed all 50 states and overseas to Great Britain, Europe, Israel, Egypt, Asia/China, and Russia. Over her lifetime Grace was active in church and bible study groups. She had a deep, abiding faith and taught her family to know God and most of all keep him first place in their lives. Grace is survived by her son, Paul Jr.; daughters, Nancy, Cynthia (Hal), Marilyn (Jordan), and Carol; granddaughters, Jennifer and Emily (Robert) and great granddaughter Ellie. Grace was preceded in death by her parents, brother, husband, son John, and her grandson Garrett. Her family would like to thank Kaiser Permanente, Exempla Hospital, and HospiceCare of Boulder and Broomfield Counties for her care. Additionally, they would like to thank the staff at Balfour and especially the Wellington unit for the wonderful love, care, and support they gave to her. A visitation gathering for Grace will be held on Thursday, June 21st, 5:00pm - 7:00pm at the Darrell Howe Mortuary, 1701 W. South Boulder Road, Lafayette. A memorial service will also be held at the Darrell Howe Mortuary on Friday, June 22, 11:00am. A luncheon will follow after the service. Donations in Grace’s memory can be made to the Fort Sedgwick Museum, 114 East First Street, Julesburg, CO 80737.

Published in The Daily Camera on June 19, 2012.
FROM: Denise Grimm, Staff Planner

RE: National Register amendment of the listing for the Boulder County Courthouse

ACTION REQUESTED: Discussion/Comment

Because Boulder County is a Certified Local Government (our historic preservation program meets state and federal requirements) the state Office of Archaeology and Historic Preservation solicits our input when they are considering State or National Register Nominations within our jurisdiction.

The staff at the State Historic Preservation Office is proposing an amendment to the Courthouse listing. The Boulder County Courthouse was listed in the National Register of Historic Places as a contributing building to the Downtown Boulder Historic District (5BL.240) on December 3, 1980. The district is significant in the areas of Commerce, Exploration/Settlement, Architecture, and Agriculture for the period 1875-1949. Built in 1933 by local architect Glenn Huntington, the current Art Deco-style Boulder County Courthouse replaced the original 1882 F.E. Edbrooke designed building that burned in 1932. According to survey information on file with History Colorado’s Office of Archaeology and Historic Preservation, the courthouse is built of sandstone from bridge abutments from unknown locations along the Switzerland Trail (5BL.358), a trail in Boulder County first developed to serve the mining industry and later associated with the Denver, Boulder & Western Railway. The courthouse is an excellent example of the WPA Art Deco style in Colorado. Character-defining features of the five-story building include strong verticality, inclusion of a tower, and refined, geometric ornamentation.

This amendment to the nomination seeks to recognize an additional area of significance of Social History for the Boulder County Courthouse, as well as the district generally, for association with the first same-sex marriage licenses issued in Colorado and the civil rights struggles of Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) people. The period of significance for Social History is 1975, the year the first such marriage licenses were issued.

The state board will consider this at their meeting on May 18.

I have attached the information.

I am recommending that the County support the amendment to the National Register of Historic Places listing of the Boulder County Courthouse.
March 14, 2018

Boulder County Commissioners
P. O. Box 471
Boulder, CO 80306

Re: National Register of Historic Places nomination amendment of Boulder County Courthouse
(Amendment to Boulder Downtown Historic District 5BL.240), 1325 Pearl Street, Boulder (5BL.1553)

Dear County Commissioners:

We are pleased to inform you that the Boulder County Courthouse will be considered by the Colorado Historic Preservation Review Board for an amendment to the nomination to the National Register of Historic Places and Colorado State Register of Historic Properties. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. The State Register is Colorado's official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture. These contribute to an understanding of the historical and cultural foundations of the nation. Properties amended in the National Register are automatically amended in the Colorado State Register of Historic Properties. The State Register is Colorado's official list of historic properties deserving preservation.

As the property is within a Certified Local Government, Boulder's Landmark Preservation Commission (LPC) has an opportunity to make comments on this amendment. A copy of the amendment will be forwarded to the LPC. The LPC may contact you regarding the date of its review. The comments of the LPC and the support of, or objection to, the amendment will be forwarded to this office prior to the meeting of the State Review Board.

You are invited to attend the State Review Board meeting on May 18, 2018 which will be held at the History Colorado Center, 1200 Broadway in Denver. The National Register meeting will begin at 10:00 a.m. during which public comments are welcome concerning the eligibility of nominated properties. We hope that you can come. A final agenda for the Review Board meeting will be available the Monday before the meeting date. If you plan to attend the meeting, please contact our office so that we may note your attendance in the agenda. Should you have any questions about this nomination before the Review Board meeting, please contact Erika Warzel, National & State Register Historian, at 303-866-4683, or at erika.warzel@state.co.us.

Sincerely,

Holly K. Norton, Ph.D.
Deputy State Historic Preservation Officer

Enclosures: Tentative Agenda, National Register Criteria, National Register and Property Owners, Rights of Owners to Comment, Results of Listing, State Register Entry, CLG in Nomination Process
NOTICE OF PUBLIC MEETINGS
COLORADO HISTORIC PRESERVATION REVIEW BOARD
And
COLORADO STATE REGISTER REVIEW BOARD
Friday, May 18, 2018

Location:
History Colorado Center – Colorado Room, First Floor
1200 Broadway, Denver, Colorado

TENTATIVE AGENDA

9:00  REVIEW BOARD TRAINING (REVIEW BOARD MEMBERS ONLY)

10:00 COLORADO HISTORIC PRESERVATION REVIEW BOARD CALL TO ORDER
Steve Turner, State Historic Preservation Officer

APPROVAL OF MINUTES for January 19, 2018 meeting

10:10 NATIONAL REGISTER NOMINATION REVIEW
Explanation of program and procedures
Public review and discussion

NATIONAL REGISTER NOMINATIONS

Boulder County Courthouse (Amendment to Boulder Downtown Historic District 5BL.240) (CLG)
1325 Pearl Street, Boulder (5BL.1553)

Stanley Mines (CLG)
Idaho Springs vicinity (5CC.326)

Rock Island Snowplow No. 95580
Limon Heritage Museum/Rock Island Depot, 701 First Street, Limon (5LN.579)

Starkville Central School (CLG)
8801 County Road 69, Starkville (5LA.13552)

Claybaugh Cow Camp (courtesy review)
Grand Mesa National Forest Service Road 109.1C, Grand Junction vicinity (5ME.21726)

11:45** ADJOURNMENT OF COLORADO STATE HISTORIC PRESERVATION REVIEW BOARD
**************

11:45 - 12:15 LUNCH FOR REVIEW BOARD MEMBERS

12:15** STATE REGISTER REVIEW BOARD CALL TO ORDER
Steve Turner, Executive Director, History Colorado/Colorado Historical Society

APPROVAL OF MINUTES
Approval of meeting minutes for January 19, 2018 meeting
STATE REGISTER NOMINATIONS

Claybaugh Cow Camp
Grand Mesa National Forest Service Road 109.1C, Grand Junction vicinity (5ME.21726)

Starkville Central School
8801 County Road 69, Starkville (5LA.13552)

Truxaw & Kruger Grocery~Seldin's Cash Grocery
319 Centre Avenue, New Raymer (5WL.8290)

Bergen Park Church
1318 County Road 65, Evergreen (5JE.5182)

1:00** ADJOURNMENT OF STATE REVIEW BOARD

**Time shown is approximate and subject to change depending on the length of time required for board review of each nomination.

Copies of the nominations to be reviewed may be examined at:
Office of Archaeology and Historic Preservation, National Register and State Register Offices,
History Colorado Center, 1200 Broadway, Denver, CO 80203; please call 303-866-3392

NOMINATION SUBMISSION DATES AND REVIEW BOARD MEETING DATES – MEETINGS TYPICALLY HELD IN DENVER

<table>
<thead>
<tr>
<th>SUBMISSION DEADLINES</th>
<th>BOARD MEETINGS</th>
<th>SUBMISSION DEADLINES</th>
<th>BOARD MEETINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 2, 2018</td>
<td>May 18, 2018</td>
<td>February 1, 2019</td>
<td>May 17, 2019</td>
</tr>
<tr>
<td>June 1, 2018</td>
<td>September 21, 2018</td>
<td>May 31, 2019</td>
<td>September 20, 2019</td>
</tr>
<tr>
<td>October 5, 2018</td>
<td>January 18, 2019</td>
<td>October 4, 2019</td>
<td>January 17, 2020</td>
</tr>
</tbody>
</table>

Official nomination submissions must include all required materials including the nomination form, maps and photographs. Only complete and adequately documented nominations will be forwarded to the Review Board. Draft nominations may be submitted at any time.

A Preservation Program of

HISTORY Colorado
**United States Department of the Interior**
**National Park Service**

**National Register of Historic Places**
*Continuation Sheet*

<table>
<thead>
<tr>
<th>Section number</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page</td>
<td>1</td>
</tr>
</tbody>
</table>

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X amendment meets the documentation standards for amending National Register of Historic Places nominations and meets the procedural and professional requirements set forth in 36 CFR Part 60.

---

**Boulder County Courthouse (NRIS 80000878, 5BL.1553), 1300/1325 Pearl Street, Boulder: Additional Documentation**

The Boulder County Courthouse was listed in the National Register of Historic Places as a contributing building to the Downtown Boulder Historic District (5BL.240) on December 3, 1980. The district is significant in the areas of Commerce, Exploration/Settlement, Architecture, and Agriculture for the period 1875-1949. Built in 1933 by local architect Glenn Huntington, the current Art Deco-style Boulder County Courthouse replaced the original 1882 F.E. Edbrooke designed building that burned in 1932. According to survey information on file with History Colorado’s Office of Archaeology and Historic Preservation, the courthouse is built of sandstone from bridge abutments from unknown locations along the Switzerland Trail (5BL.358), a trail in Boulder County first developed to serve the mining industry and later associated with the Denver, Boulder & Western Railway. The courthouse is an excellent example of the WPA Art
Deco style in Colorado. Character-defining features of the five-story building include strong verticality, inclusion of a tower, and refined, geometric ornamentation.

This amendment to the nomination seeks to recognize an additional area of significance of Social History for the Boulder County Courthouse, as well as the district generally, for association with the first same-sex marriage licenses issued in Colorado and the civil rights struggles of Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) people. The period of significance for Social History is 1975, the year the first such marriage licenses were issued.

**Same-Sex Marriage**

The first same-sex marriage religious ceremony of Richard Adams and Tony Sullivan in Colorado was held in 1975 at the First Unitarian Society of Denver at 1400 Lafayette Street (listed in the National Register on July 14, 2017, NRIS SG100001308). As presented in that nomination and reproduced here, the issue of gay marriage came increasingly to the forefront nationally in the 1970s:

In the early 1970s, in the midst of a burst of gay activism unleashed by the Stonewall rebellion, several same-sex couples sought marriage licenses and brought lawsuits when their requests were denied. Courts did not take their arguments very seriously, casually dismissing such claims. The gay rights movement made dramatic progress in the 1970s and 1980s on issues other than gay marriage, which itself was of little interest to most gay activists. Around 1990, partly because of the AIDS epidemic, the issue of legal recognition of same-sex relationships became more salient to the public and more important to gay activists.1

It was in this historic context that on March 26, 1975, Boulder County Clerk Clela Rorex issued some of the first same-sex marriage licenses in the United States, and the first in Colorado, from her office in the Boulder County Courthouse. According to actor, producer, and personality Tom Gregory, “her motivation was clear—open up society for all pledged couples because it was the right thing to do.”2

According to the blogger going by the pen name Meteor Blades, based on a 2005 phone

---

interview with Rorex,

In Rorex’s office…was a gay man, Deputy County Clerk N. Patrick Prince, who raised questions with her about the state’s marriage law. He and his lover got one of the six licenses Rorex issued after obtaining a memo from the district attorney’s office saying that doing so wasn’t specifically prohibited by Colorado law…

So Rorex started issuing them, telling clerks to cross out ‘man’ and ‘woman’ on the documents and insert ‘person.’ It didn’t take long for the Colorado Attorney General to step in with a legal opinion calling same-sex licenses misleading because they falsely suggested that recipients had obtained all the rights the state afforded to husband and wife. The Boulder District Attorney deferred and the licenses became void, the issue never being contested in court (…)

About her [Rorex’s] actions 30 years ago, she’s changed her mind she told me today on the phone:

‘If I had the opportunity to do it over again, I would do it with more conviction this time. Then I knew nothing about gay and lesbian relationships. I only knew one gay man. But I knew it was the right thing to do. My only regret in this is that people with long-term loving relationships still can’t get married. I now know several gay and lesbian couples who have been together for years. They reaffirm to me that this is an issue of human rights, civil rights. All the fanatical hatemongering about it is frightening and infuriating.’

The first couple to obtain a license from Rorex was Dave McCord and Dave Zamora. Rorex’s actions drew national attention, according to author Matt Baume: “Back in the 1970s, when Clela Rorex became the first American government official to issue a marriage license to a same-sex couple, the country reacted with a mix of horror and amusement.”

---

J. D. MacFarlane, the Colorado Attorney General, said today that, in his opinion, the Boulder licenses were not valid because, in his interpretation of the state law, a legal marriage can only be that between a man and a woman. However, he is not planning a court challenge to the license already issued.

Meanwhile, Colorado has become a mini-Nevada for homosexual couples. Six couples—two women and four men—obtained licenses from Boulder's County Clerk, Clela Rorex, as of Tuesday.

Mr. [Father Robert] Sirico and other same sex spokesmen note that thousands of homosexual couples have been united in religious ceremonies in recent years without benefit of a government document. Others have received licenses by having one partner pose as a member of the opposite sex.

Boulder was not the first county to issue a license to couple of the same sex. In January, two men in Phoenix were granted a license, but the Maricopa County Attorney charged one man with filing false documents, since he had filled out the woman's section. Last month, a local court voided the marriage.

According to Henry H. Foster, professor of law at New York University and a vice president of the family law section of the American Bar Association, most states do not specifically prohibit marriages between persons of the same sex because the language of the law is so clear in referring to male-female couples.

Test cases have all gone against couples of the same sex.

The most important occurred in Minnesota in 1971, when two men attempting to get a marriage license were turned down by the state's highest court. The United States Supreme Court then refused to review their case. The two men are still trying to file a joint income tax return.

In New York, spokesmen for both the City Corporation Counsel and the Manhattan City Clerk said they interpreted the state law's definition of marriage
as a union of a man and a woman, making marriages between persons of the same sex illegal.

Clela Rorex, the Boulder County Clerk, took the opposite position March 26 when she issued the first same-sex license in Colorado after getting a favorable opinion from William C. Wise, the county's assistant district attorney.

‘I don't profess to be knowledgeable about homosexuality or even understand it,’ she said. ‘But it's not my business why people get married. No minority should be discriminated against.’

As the fifth couple to obtain a civil marriage license in Boulder, Anthony Corbett Sullivan and Richard Frank Adams married later the same day in a religious ceremony on April 21, 1975 at the First Unitarian Church. Sullivan and Adams had learned about Rorex amidst problems regarding Sullivan’s Australian citizenship and visa status:

They saw a story in the Advocate about a woman named Clela Rorex, a young feminist clerk in Boulder, Colo. One day not long after she took office, a gay couple asked whether they could marry. She checked the law and didn’t see anything that said they couldn’t (...) “I didn’t even know anyone from the gay and lesbian community,” Rorex said in a recent interview. “I had no exposure to homosexuals.” But as someone sensitive to discrimination against women, she said she sensed the same unfairness.

The U.S. Immigration and Naturalization Act of 1952 determined homosexuals “excludable at entry.” Sullivan faced deportation, thus beginning a lengthy legal battle. A resident of Los Angeles, Adams requested an extension to his husband’s visa, receiving the following response from the U.S. Department of Justice Immigration and Naturalization Service: “You have failed

to establish that a bona fide marital relationship can exist between two faggots.” In terms of the legal trajectory,

The U.S. Court of Appeals for the 9th Circuit ruled that, even assuming Sullivan and Adams were lawfully married in Colorado, Congress had control over immigration matters and had shown no intention of expanding the term spouse beyond its usual definition of a marriage of a man and a woman. The Supreme Court declined to review the ruling.

The couple tried again, this time with Sullivan as the plaintiff. He challenged a finding of the Board of Immigration Appeals that his pending deportation qualified for an exemption as an extreme hardship.

[Later Supreme Court Justice Anthony] Kennedy was on a panel of three 9th Circuit judges hearing the case. He noted that Sullivan’s arguments that ending his relationship with Adams would ‘cause him personal anguish and hurt’ and that his deportation to Australia would be an undue hardship ‘because homosexuals are not accepted in that society and because the members of his own family who live in Australia have turned against him.’

But Kennedy concluded, ‘Even if all of Sullivan’s arguments are accepted at face value, they do not necessarily constitute a showing of extreme hardship as the term is defined in the immigration laws.’ He added, ‘Deportation rarely occurs without personal distress and emotional hurt.’

A dissenting judge said that this case was different: ‘Most deported aliens can return to their native lands with their closest companions. But Sullivan would be precluded from doing so because Adams allegedly would not be permitted to emigrate to Australia.’

Thus, in 1985, the couple left the country for a time, returning to the U.S. only in 1986, despite persistent fears of Sullivan’s deportation. Meanwhile, there were factions within the gay rights movement that viewed Sullivan and Adams’ fight as “rogue” activism that detracted from other critical issues while not having a strong chance for success. Having first met in 1971, the

---

9 Quoted in Barnes. Original document, dated Nov. 24, 1975, is available online at The DOMA Project.
10 Barnes.
couple remained happily married until Adams’ death in 2012.

USCIS [U.S. Customs and Immigration Service] finally approved Sullivan’s green card on the 41st anniversary of the wedding, April 21, 2016.12 In 2014, Sullivan had written to President Barack Obama to request an apology for the offensive letter from USCIS. An article in *The Pride* further quoted Sullivan and Adams’ attorney, Lavi Soloway:

‘The unique and historic nature of this case cannot be understated. The U.S. government not only apologized directly to Anthony Sullivan, but, for the first time since the Supreme Court established the right of same-sex couples to marry as a protected, fundamental liberty—the Immigration Service has shown its willingness to correctly apply recent Court rulings and to recognize as valid this same-sex marriage that took place in 1975. Undaunted by setbacks in the 1970s and 1980s Richard and Anthony never wavered in their belief that their marriage was valid and should be treated with dignity and respect. Eventually the Supreme Court and the Immigration Service caught up with them,’ said Soloway.

‘After the Supreme Court ruling on Marriage Equality, USCIS acted on our request to apply, constitutionally valid principles to the 1975 green card petition. As a result, on December 1, 2015 the Board of Immigration Appeals ordered the petition be reopened and the original denial reconsidered,’ he said.13

In 2015, Justice Kennedy, writing for the majority in the case of Obergefell v. Hodges, stated in favor of same-sex marriages: “Their hope is not to be condemned to live in loneliness, excluded from one of civilization’s oldest institutions. They ask for equal dignity in the eyes of the law. The Constitution grants them that right.”14

**Boulder and Colorado Politics**

Clela Rorex, then president of the Boulder chapter of the National Organization of Women, ran

---

for Boulder County Clerk as a Democrat in 1974 over anger that a woman had not held the office for over thirty years and that the Democratic party had plans to support a male candidate; to her surprise, she was elected and later sworn in on January 14, 1975.\(^{15}\) The previous year the City of Boulder enacted a sexual orientation anti-discrimination ordinance, approved by City Council. Once put to ballot, however, the ordinance was overwhelmingly repealed and a City Councilman recalled; the ordinance eventually passed by ballot in 1987.\(^{16}\) In July 1991 the Colorado Civil Rights Commission recommended adoption of a state law prohibiting discrimination based on sexual orientation. In response, opposition leaders introduced to the statewide 1994 ballot an amendment to the Colorado State Constitution banning such laws prohibiting discrimination. Amendment 2 was approved by the electorate, but ultimately struck down as unconstitutional in 1996 by the U.S. Supreme Court in the court case \textit{Romer v. Evans}.\(^{17}\)

As recalled in an oral history interview with a friend, Rorex recounts that when she was first approached by McCord and Zamora for a marriage license,

\[\ldots\text{ I said, ‘I don’t know that I can do this either [after the couple had been turned away in Colorado Springs]. I need a couple of days to find out.’ I was told that the Colorado marriage code did not specify that marriage had to be between a man and a woman. So when they came back I said ‘You’re on legal grounds if you want to do this. It’s your decision.’}\]

\[\text{I was very naïve politically, so I felt like it was simply a matter of fairness and equity and right and wrong. It wasn’t forbidden by law, and therefore I did it. But I had absolutely no real comprehension of the kind of wrath I would bring down on myself.}\]

A popular anecdote often repeated by reporters involves the attempt by a gentleman to marry his horse, given the lack of specific language in the marriage law; Rorex recounted in a 2006 \textit{Westword} article that when she saw the horse trailer pull up outside the courthouse surrounded by the media,

\[\ldots\text{I just knew what was happening. Luckily, I had a few minutes to prepare.}\]


\(^{16}\) Blades, “30th Anniversary of First Gay Marriage Licenses.”


\(^{18}\) Isay and Milllett, p. 233.
So when [Roswell] Howard walked in and told Rorex that he’d like to marry Dolly, his horse, she went over the marriage-license application line by line. And when she got to the line about age, and Howard said that his intended was just eight, Rorex had to break the news that the horse was too young to marry without parental consent.19

Following threats to herself and her young son and continued controversy over her clerkship, Rorex ultimately resigned in 1977 to move to California and marry. The State of Colorado never invalidated the six same-sex marriage licenses authorized by Rorex.20 In recent interviews following the legalization of same-sex marriage nationwide, she has reflected: “I don’t feel vindicated, but I feel validated that this was the right decision to begin with.”21 Out Boulder County annually awards the Clela Rorex Allies in Action award, beginning in 2012 with an award to its namesake.22 Governor John Hickenlooper signed the Civil Unions Bill at the History Colorado Center on March 21, 2013, which allowed same-sex couples to enter into civil unions.

Integrity

Integrity of feeling, setting, association, location, design, materials, and workmanship remains high since the Courthouse’s original listing in the National Register in 1980 as a contributing building within the Downtown Boulder Historic District.

21 Baume, “When was the first same-sex marriage in the US?”
Boulder County Courthouse/
Downtown Boulder Historic District
Name of Property
Boulder, Colorado
County and State

Section number 8  Page 10

Additional documentation submitted by Erika Warzel, National and State Register Coordinator, Office of Archaeology and Historic Preservation, History Colorado, 303.866.4683 or erika.warzel@state.co.us; and Astrid Liverman, Ph.D; with additional research by Anthony Wiese IV, Historic Preservation Intern, City of Boulder.

Bibliography


______. “When was the first same-sex marriage in the US?” [video blog]. https://www.youtube.com/user/mattymatt/search?query=clela (accessed Sep. 15, 2017)


“Controversial Clela Rorex resigns Boulder clerkship to get married,” *Rocky Mountain News*. May 17, 1977, p. 6


______________. April 29, 1972, p. 8.


Isay, Dave and Maya Millett. “County Clerk Clela Rorex, 71, talks with her friend Sue Larson, 57,”


Molloy, Parker. “40 years ago, a gay couple applied for a marriage license. She approved it.,” Upworthy. Sep. 2, 2015.


**Historic Photos**

![Historic Photos Image]


**Photo Log**

Name of Property: Boulder County Courthouse
City or Vicinity: Boulder, Downtown Boulder Historic District
County: Boulder State: CO
Photographer: Anthony Wiese IV, Historic Preservation Intern, City of Boulder
Date Photographed: March 9, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 2 – Boulder County Courthouse, south side, looking north.
2 of 2 – Boulder County Courthouse, southeast corner, looking northwest.
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Boulder County Courthouse/
Downtown Boulder Historic District
Name of Property
Boulder, Colorado
County and State

Photo 1. Boulder County Courthouse, south side, looking north.
Boulder County Courthouse/ Downtown Boulder Historic District
Name of Property
Boulder, Colorado
County and State

Section number 8 Page 15

Photo 2. Boulder County Courthouse, southeast corner, looking northwest.