



Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 5, 2019 – 6:00 p.m.

Commissioners' Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmarks:
 - a. **Docket HP-19-0006: Legion Park**
Request: Boulder County Historic Landmark Designation
Location: 7081 Arapahoe Road, in Section 26, Township 1N, Range 70W of the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning District
Owner/
Applicant: Boulder County Parks and Open Space
 - b. **Docket HP-19-0005: Ferncliff Historic District**
Request: Boulder County Historic Landmark Designation of a district made up of four contributing parcels and three non-contributing parcels.
Location: Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, in Section 25, Township 3N, Range 73W of the 6th Principal Meridian.
Zoning: Business (B) and Forestry (F) Zoning Districts
Owner: Donald R Kvols Trust
Agent: Danielle Lynn
5. Referrals:
 - a. **Dockets LU-19-0024: Ferncliff Historic ADUs/ LU-19-0025: Use of Community Significance**
Request: Limited Impact Special Use Review for six Historic Accessory Dwelling Units on four parcels. / Limited Impact Special Review to recognize existing nonconforming uses as a Use of Community

Significance to allow for remodel of structures and continuation of multiple principal uses.

Location: Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, in Section 25, Township 3N, Range 73W.

Zoning: Business (B) and Forestry (F)

Applicants: Danielle Lynn & Matthew Tarpill

Owners: Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols

6. Other Business



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES
June 27, 2019
6:00 PM

Caribou Room, Second Floor,
Land Use Building, Courthouse Annex, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, June 27, 2019 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6pm and adjourning at 6:31pm .

Board Members Present: Jim Burrus- Chair, Chuck Gray Vice-Chair, Stan Nilson, Margo Leach, Caitlin McKenna, Marissa Ferreira and Rosslyn Scamehorn.

Board Members Excused: Larry Powers and Jason Emery.

Staff Present: Denise Grimm, Jose Ruano and Tyler Heyne, Land Use

Interested Others: Carol Beam, Boulder County Parks and Open Space

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the May 2, 2019 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn MOVED to approve the May 2, 2019 minutes as submitted.

SECOND: Chuck Gray and Caitlin McKenna

VOTE: Motion PASSED unanimously

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARKS

a. Docket HP-19-0004: Swanson Barn and Silo

Request:	Boulder County Historic Landmark Designation of the barn and silo
Location:	8813 119 th Street, in Section 14, Township 2N, Range 69W of the 6th Principal Meridian.
Zoning:	Agricultural (A) Zoning District
Owner/Applicants:	Daniel and Amy Lehman

Staff member, Denise Grimm, gave the presentation. An application for landmark designation of the barn and silo on this property has been submitted by the owners. The county purchased the Swanson properties in 2000 and created parcels around the existing developed areas. One of the conditions was that the barn and silo on this parcel be landmarked. In our recent review of the demolition of a chicken coop we became aware that the condition had not yet been met and Parks and Open Space asked the current owner to complete the process which they have agreed to do.

Swedish immigrant Swan John Swanson came to Colorado in the early 1900s and he purchased farm property in Boulder County by 1916. By 1940 his sons became co-owners of the entire SE 1/4 of Section 14, Township 2 North, Range 69 West. His grandson, Marvin Swanson, probably took ownership after his father Carl's death in the mid-1960s. Marvin farmed all of the SE 1/4 of Section 14, T2N, R69W, in addition to the NE 1/4 of the SW 1/4 of Section 14, T2N, R69W and the NE 1/4 of Section 23, T2N, R69W. Boulder County purchased Marvin's land as open space in May 2000.

The Swanson Farm is located at the intersection of N. 119th Street and Prospect Road. The farm is comprised of a farmhouse, detached garage, chicken house, silos, barn, loafing shed. The house has had modifications that impact its eligibility. The barn and silo are the most significant historic structures.

Beginning in the early 1870s, Swedes began to settle the plains of Boulder County. As most immigrants were from Ryssby, Smaland, the settlement became known as Ryssby. In time, the settlers-built irrigation ditches, a school and a Lutheran church. The Swansons were part of this significant immigration movement. By the time Swan John Swanson came to the area, Swedes were the largest group of foreign-born whites in Boulder County, numbering almost five hundred. This is significant, considering the fact that Swedes were only the fifth largest group of foreign-born whites statewide.

SIGNIFICANCE

The property qualifies for landmark designation under Criterion 1.

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 property is historically significant for its association with the settlement of a large Swedish population in the County and their contributions to the area.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-19-0004: Swanson Barn and Silo under Criterion 1.

Staff Member Denise Grimm answered questions from board members about the timeframe of when the barn was built, the barn windows, and the configuration of an adjacent chicken coop.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Marissa Ferreira **MOVED** that HPAB **APPROVE** and recommend that the BOCC approve **HP-19-0004: Swanson Barn and Silo** under the following conditions:

1. Alteration of any exterior feature of the landmarked structures will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the 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.)

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

5. Other Business

Staff member Denise Grimm introduced Jose Ruano of the Land Use Long Range Planning Team, who has shown more interest in historic preservation and could be helping Denise with projects if the needed arises. Carol Beam spoke about going on field visits that Parks and Open Space manage for the county. She mentioned visiting 3 sites for review by the board members and staff:

1. The Zapf Property
2. John Clark Farm
3. Chandler Farm (now known as the St. Vrain Forestry Yard)

Denise Grimm, Carol Beam and the board members talked about potential dates and times, including noticing the absent members Larry Powers and Jason Emery. Consensus was made about seeking a time in the late afternoon in early August either on the regularly scheduled August 1st HPAB meeting or the 8th. Carol Beam would send an e-mail to the HPAB staff to have us reach out to board members with final dates and times so that all could attend the trip.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:31pm

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



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 5, 2019 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-19-0006: Legion Park

Request: Boulder County Historic Landmark Designation
Location: 7081 Arapahoe Road, in Section 26, Township 1N, Range 70W of the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning District
Owner/
Applicant: Boulder County Parks and Open Space

PURPOSE

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

BACKGROUND

An application for landmark designation of Legion Park has been submitted by Boulder County Parks and Open Space. The request is to designate the 23.07-acre parcel which includes 6 contributing resources (rock wall memorial area, 2 outer rock wall segments, and 3 original road segments) and 3 non-contributing resources (Parks & Open Space interpretive sign and trail, 1970s eastern access road segment).

Legion Park is situated on top of what is historically referred to as Hoover Hill and also Goodview Hill. The tract of land was deeded to Boulder County in 1917 by John Howard Empson, a prominent local businessman who pioneered the development of the canning industry in Northern Colorado. Records do not indicate the intended use of the land.

In 1931, Boulder County began improvements on top of the hill to include a scenic road so that visitors would have an “unparalleled panoramic view.” Then in late 1932, the American Legion Post #10 signed a lease agreement for the tract with Boulder County for the creation of a park “as a memorial to the soldier dead of the World War.” A little over a year later construction began on the park by the Civilian Conservation Corps under plans by prominent Denver landscape architect, Saco DeBoer. Legion Park was dedicated in June 1934.

Four decades later the park had suffered neglect and vandalism and Boulder County Parks and Open Space agreed to take over the maintenance of the land with the American Legion maintaining the war memorials and memorial uses of the park. The park was rededicated in May of 1977 as Boulder Veterans' Memorial Park.

The western portion of the road was closed in the 1970s to prevent more vandalism but is still easily identified by aerial images and is considered a contributing feature to the proposed landmark. The park was once home to two captured German military artillery pieces. One of them disappeared after 1976 and has never been recovered. The second piece was removed by the Colorado Air National Guard in 2005 to be relocated to the American Legion's North Broadway location.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 and 5.

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;

Legion Park is significant for its role as Boulder County Parks and Open Space's oldest park, its role serving as a World War I memorial, and as a representative project constructed by the Civilian Conservation Corps.

Criteria 15-501(A)(5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;

The park is significant as a representative work of master landscape architect Saco Rienk DeBoer.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-19-0006: Legion Park** under Criteria 1 and 5 and subject to the following conditions:

1. Any construction or alteration of the landscape or features within the site area will require review and approval of a Certificate of Appropriateness.
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 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.)

Boulder County Land Use Department

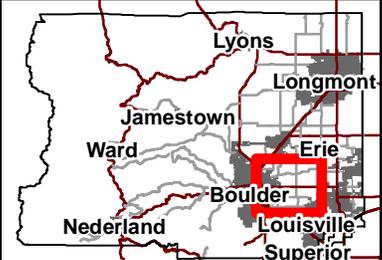
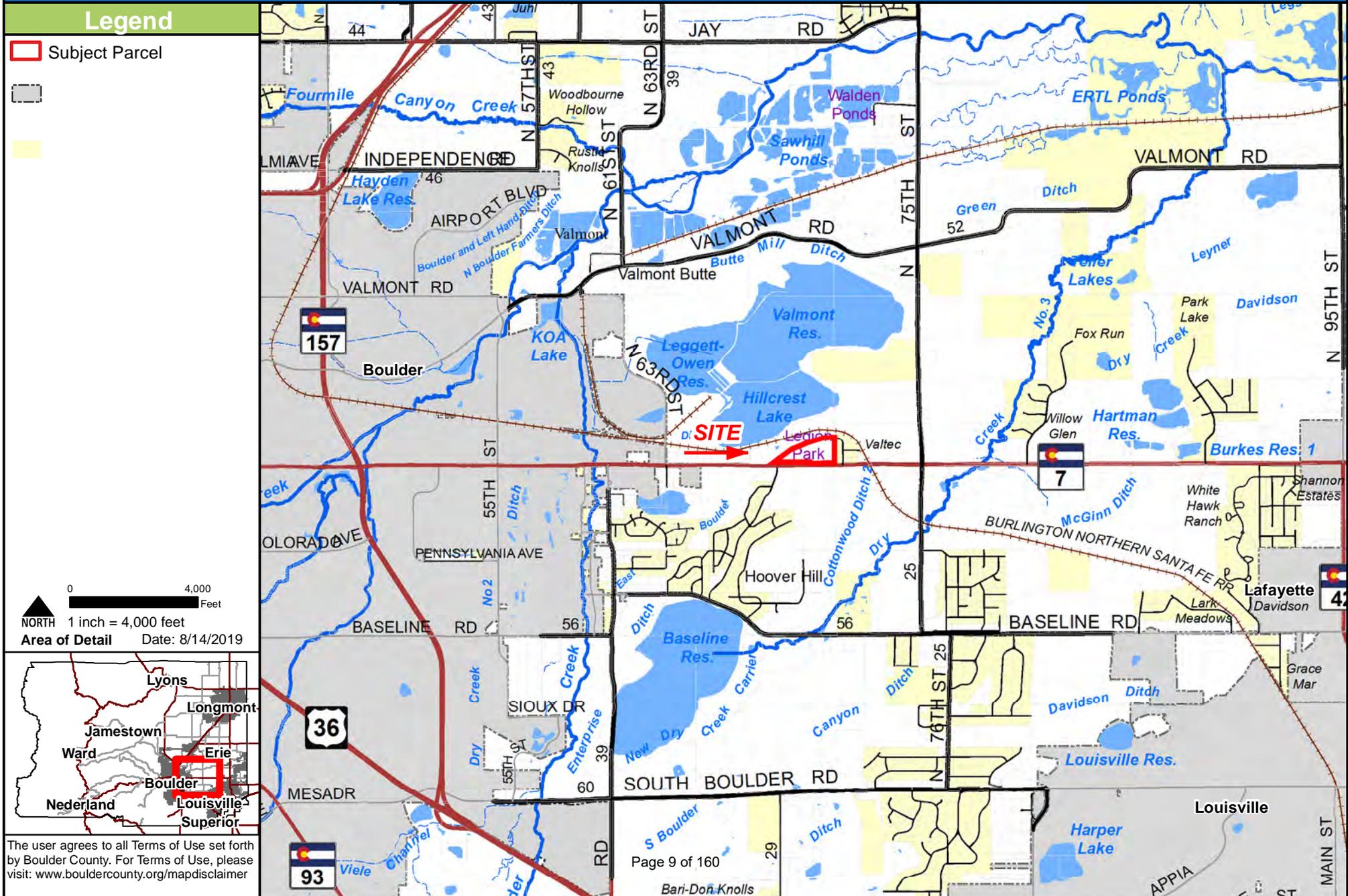
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7081 ARAPAHOE RD

Legend

 Subject Parcel



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Aerial

7081 ARAPAHOE RD

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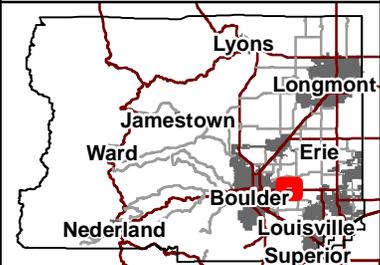
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NORTH 1 inch = 1,000 feet

Area of Detail Date: 8/14/2019



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Boulder County Land Use Department

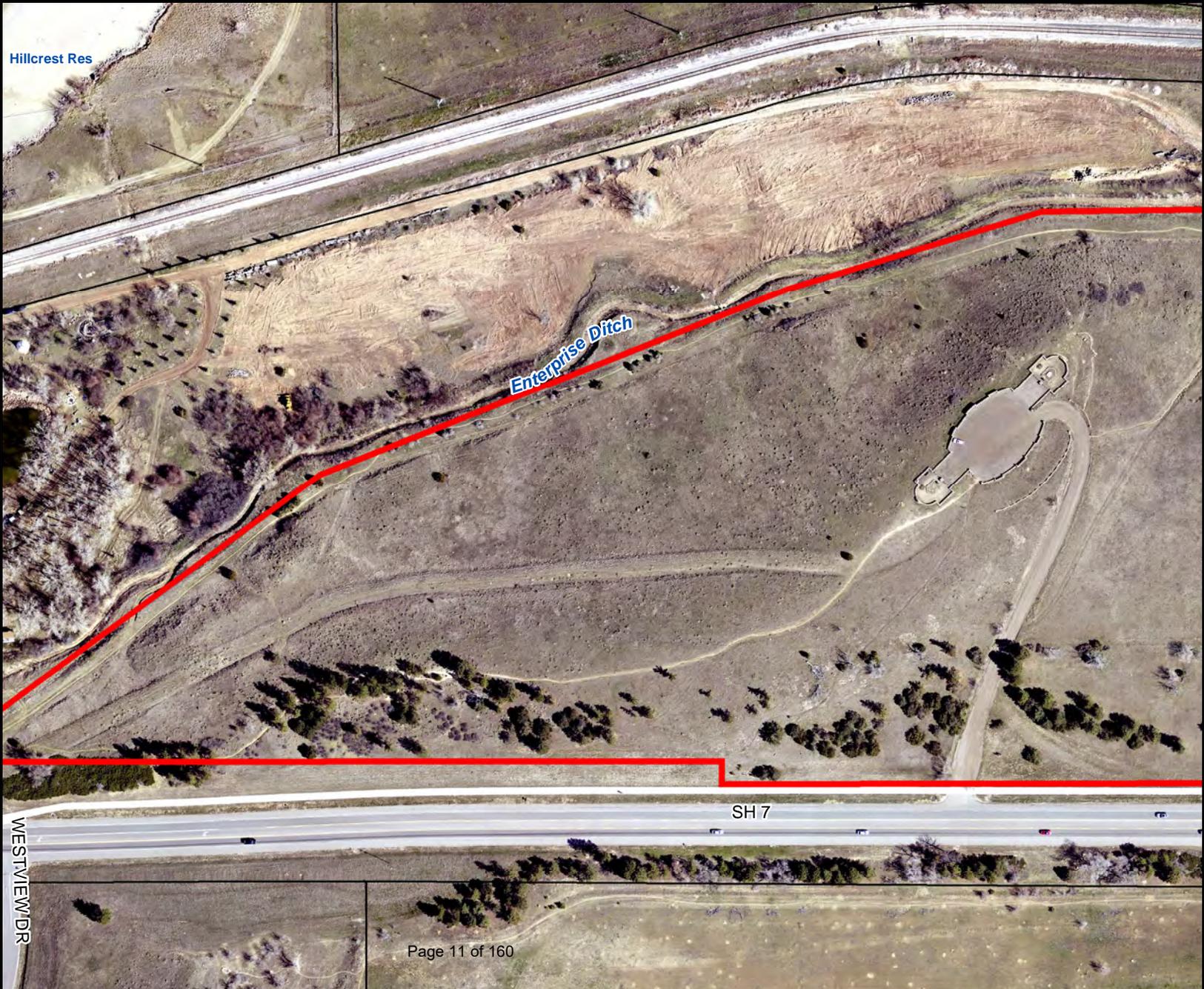
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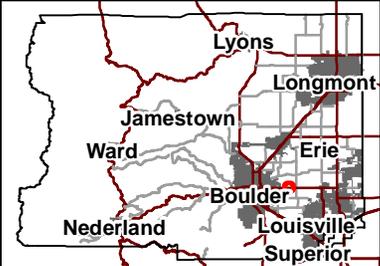
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Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, CO 80306
(303) 441-3930, phone (303) 441-4856, fax

1. Name of Property

Historic Name: Legion Park; Boulder Veterans Memorial Park

Other Names: Hoover Hill, Goodview Hill, Goodview Park

Introduction

Due to Legion Park's role in a series of early 20th century local historic events, the landmark nomination also includes historic background on the related events, people, and organizations in order to present a complete justification of the property's historic significance.

Legion Park's Early Development

Legion Park is a 28-acre tract of land located east of the City of Boulder on the north side of Arapahoe Road, approximately ½ mile west of 75th Street. The park is situated on top of what is historically referred to as Hoover Hill and also known as Goodview Hill. The entire Boulder Valley area is the ancestral homeland to numerous indigenous peoples over time, with the Arapaho and Cheyenne peoples being acknowledged by the United States in the Fort Laramie Treaty of 1851 as their traditional territory.

The foundation for the establishment of Legion Park began on November 26, 1917 when John Howard Empson deeded 28-acres of land to Boulder County for one dollar and other good and valuable considerations.¹ Empson, a well-known local businessman, pioneered the development of the canning industry in Northern Colorado using locally grown produce. His vast holdings included numerous farms throughout Northern Colorado, including canaries in Longmont, Ft. Lupton, Loveland, and Greeley. Empson purchased the south half of Section 26 (approximately 80 acres) from the Boulder Land and Resort Company only eight months prior to selling the 28 acres to Boulder County.² Due to the lack of documentation detail, Empson's sale to Boulder County does not indicate the intended use of the land.

The first publicly announced construction improvements on the property by Boulder County occurred 14 years later, in a July 9, 1931, Daily Camera newspaper article. The brief notice states

¹ Boulder County. Warranty Deed. John H. Empson to Boulder County. Book 416 Page 278. December 15, 1917.

² Boulder County. Warranty Deed. Boulder Land and Resort Company to John H. Empson. Book 352 Page 560. March 6, 1917.

the County Commissioners ordered County Surveyor, George Wilson, to draft plans for the construction of a new scenic road to the top of Goodview Hill in order to provide a vantage point from which visitors will get an “unparalleled panoramic view.” Construction began shortly afterwards and anticipated to be completed as soon as possible.³ The property’s purpose or intent beyond providing a pleasurable view to visitors is not mentioned.

Setting the Stage for a Veteran’s Memorial Park

In December 1927, representatives of American Legion Post #10 (American Legion) in Boulder signed an agreement with Boulder County to lease the “triangular tract of ground” at the intersection of the Lincoln Highway (today referred to as US Highway 287) and Arapahoe Road, also known as Nine-Mile Corner, “to beautify said above described triangle as a memorial to the soldier dead of the World War.”⁴ Before the completion of the Boulder-Denver Turnpike in 1952, Nine-Mile Corner served as the main entrance into the City of Boulder for travelers along the Lincoln Highway.

The memorial at Nine-Mile Corner served as part of the American Legion’s larger goal to create a “Road of Remembrance” along Arapahoe Road. Their plans called to beautify the entire nine mile stretch of Arapahoe Road, with 1000 trees representing veterans, and becoming a *lane of foliage* with small parks at every crossroad extending into Boulder.⁵

In support of the American Legion’s goal, the Lions Club of Boulder lead a four-year effort to raise the funds necessary to construct two large sandstone gateway pillars straddling Arapahoe Road just feet west of the American Legion’s leased triangular tract of land. The Lions Club wanted to also honor soldiers of the war and “exemplify to the traveler who passes through it Boulder’s hospitable welcome to her guests.”⁶ On April 18, 1928, with great fanfare, Lions Club International Vice President, Earl Hodges, placed the mortar around the pillar’s cornerstone that contained a metal box of documents, records, newspapers, and the City of Boulder charter.⁷

³ “Plans Ordered for New Scenic Drive to Top of Goodview Hill,” *The Boulder Daily Camera*, article hand dated July 9, 1931. Carnegie Branch Library for Local History, Boulder, CO.

⁴ Boulder County. Lease. County of Boulder and Homer C. Washburn, Et Al Trustees. Book 559 Page 139. December 30, 1927.

⁵ Pettem, Silvia. “Road of Remembrance is Nearly Forgotten,” *Daily Camera*, December 23, 2007.

⁶ Boulder Lions Club to Lay Cornerstone for New Gate Wednesday,” *The Boulder Daily Camera*, April 11, 1928.

⁷ “Speakers Dedicate Lions Club Gateway to Memory Boulder World War Dead,” *The Boulder Daily Camera*, April 18, 1928.

Construction on the pillars took less than two months with the dedication ceremony held June 17, 1928. Lions Club president, Louis Herman, formally presented the pillars to City of Boulder Mayor, L.W. Cumberland, and the American Legion representative, Colonel H.C. Washburn.⁸ A plaque on the northern pillar reads, "Road of Remembrance Gateway, In Honor of Those Who Served in the World War, Erected by the Lions Club of Boulder 1928."

The following year, on May 19, 1929, 25 American Legion members placed one of the four captured German military artillery pieces donated to them by the United States government as war trophies in their leased triangular tract of land.⁹ The members bolted the 100mm gun onto a concrete base and erected a donated 48' flagpole. The American Legion arranged to have a nearby neighbor raise and lower the American flag daily. The following week they graveled the area.¹⁰

With the completion of the Lions Club gateway and the American Legion's triangular memorial as the starting point for the "Road of Remembrance," the American Legion shifted its focus three miles west on Arapahoe Road towards Boulder County's 28-acre tract of land on Hoover Hill.

Three years later, on November 23, 1932, the property's future as a veterans' memorial park became clear when American Legion representatives signed a lease agreement with Boulder County.¹¹

The lease clearly identifies the American Legion's desire to "beautify" the property "as a memorial to the soldier dead of the World War." The terms of the agreement include a retroactive start date of October 1, 1932 through October 1, 2031, a fifty-cent lease fee per year, and an obligation to keep the property in good condition. It is unclear what, if any work, occurred on the property after the American Legion signed the lease since the country was fast approaching the lowest point of the Great Depression.

⁸ "Lions Club Paid its Respects to Those Who Served in War" *The Boulder Daily Camera*, June 18, 1928.

⁹ American Legion Post #10 received a total of four captured German military artillery pieces from United States government as war trophies in 1926. Records indicate they donated a 150mm gun to National Guard Company F, they placed a 100mm gun at Nine-Mile Corner, and a 25 mm wheeled mortar and 77mm field gun at Legion Park.

¹⁰ "Plans Ordered for New Scenic Drive to Top of Goodview Hill," *The Boulder Daily Camera*, article hand dated July 9, 1931. Carnegie Branch Library for Local History, Boulder, CO.

¹¹ Boulder County. Lease. County of Boulder and Homer C. Washburn, Et Al Trustees. Book 612 Page 170. March 20, 1933.

The Great Depression and the CCC

In response to the rampant unemployment and economic chaos that gripped the country during the Great Depression, President Franklin D. Roosevelt established the Civilian Conservation Corps (CCC) during an emergency session of the 73rd United States Congress on March 9, 1933. In what would later be called "The Hundred Days," President Roosevelt revitalized the faith of the nation with the creation of several emergency relief programs with the Emergency Conservation Work Act creating the Emergency Conservation Work (ECW) program, later to be known as the CCC.¹² With this one bold and innovative move, Roosevelt brought together two under-utilized resources, the young men and the land, in an effort to save both.

Perhaps what is even more remarkable than the groundbreaking idea that established the CCC is the speed in which thousands of public employees in offices across the country successfully launched the CCC in the spring of 1933. Roosevelt promised Congress and the nation that if granted emergency powers he would have 250,000 men in camps by the end of July 1933. This massive mobilization of men, material and transportation on a scale never seen in peacetime occurred in 37 days from Roosevelt's inauguration on March 4, 1933 to the induction of the first enrollee on April 7, 1933. Between 1933-1942 over three million young men engaged in a massive recovery operation that included reforesting thousands of acres of land, building park roads, erecting dams and bridges, restoring historic sites, and fighting forest fires nationwide. Undoubtedly, the CCC became the most popular aspect of Roosevelt's New Deal by the time Congress eliminated the program on June 30, 1942.

In Colorado, Grand Junction served as the headquarters for Western Slope camps and Fort Logan (the headquarters later moved to Littleton) for camps east of the Continental Divide. A total of 172 CCC camps formed in Colorado between 1933 and 1942, with anywhere between 30 to just over 40 camps operating in any single year.

Locally, Boulder's first CCC camp, State Park 2 Colorado (SP-2-C), established in June 1933 at Boulder Creek and Sixth Street. The second camp, State Park 5 Colorado (SP-5-C), established in October 1933 between Sixth Street and Gregory Canyon south of Baseline Road. SP-5-C officially closed down June 19, 1935 and all men moved to SP-2-C. SP-2-C operated until May 1937.¹³

Some of the projects completed by the camps included dead tree removal and replanting, erosion control, road grading, clearing fire lanes, building swimming holes, constructing trails, building a rock garden at the entrance to Chautauqua, and most notably the Flagstaff Mountain projects that

¹² The legal name of the program, Emergency Conservation Work (ECW), remained in effect until the more popularly used CCC became official in 1937.

¹³ Audretsch, Robert W. *The Civilian Conservation Corps in Colorado 1933-1942. Volume 2.* (Indianapolis: Dog Ear Publishing, 2018), 64-72.

included road improvements, construction of the Sunrise Circle Amphitheater, Chapman Drive, Green Mountain Lodge, Halfway House and restroom, and Morse Well.

The CCC involvement constructing Legion Park is well documented through numerous newspaper articles. An undated press release by the United States Department of the Interior announces the completion of the park as a “lasting memorial to those Boulder men who gave their lives in the great war.”¹⁴

Saco Rienk DeBoer

Well-known Denver landscape architect Saco Rienk DeBoer designed the memorial section of Legion Park at the top of Hoover Hill in order to take advantage of the panoramic views from this point, provide for direct automobile access, and parking inside the wall’s perimeter. DeBoer’s design consisted of a 2’ high rock wall outline, 382 feet long, and 100 feet wide with flagpoles located at each end of the memorial. The memorial is oriented in a southwest to northeast direction. It is interesting to note that DeBoer’s undated hand sketch design for the memorial is titled “American Legion Inspiration Point.” Small variations with his design must have been adopted at some point before or during construction to accommodate the two German military artillery pieces, because they do not appear on DeBoer’s design.¹⁵

Born in Ureterp, The Netherlands, in 1883, DeBoer studied engineering and landscape architecture. In 1907, DeBoer opened his own landscaping firm in Ureterp, but by the summer of 1908 tuberculosis caused him to travel to the arid Southwest United States. DeBoer ended up in Maxwell City, New Mexico to seek relieve from his illness. Later he moved to Denver and started work with the Denver Reservoir and Irrigation Company. In 1910, Anna Sophie Elizabeth Koster came to Denver from the Netherlands to join DeBoer and they eventually married and raised two children, Elizabeth and Richard. That same year, the Denver Reservoir and Irrigation Company went out of business and DeBoer could only find work grafting roses for a nursery on Cherry Creek at Colorado Boulevard. Later that same year, the City of Denver Parks and Recreation Department hired DeBoer at the city nursery. Park Superintendent, Frederick Steinhauer, asked DeBoer one day if he could design a park and DeBoer taking him very seriously, drew up a plan for the "Sunken Gardens Park" to be located on a dump along Cherry Creek. Steinhauer, uncertain if the plan had merit, showed it to Denver’s Mayor Speer. Speer, impressed by DeBoer’s plan, immediately hired DeBoer. With this bold move, DeBoer established himself as a respected landscape architect and upon the death of Reinhard Scheutze (civil engineer and Denver's first landscape architect), DeBoer became his successor as landscape architect for the City of Denver.

¹⁴ United State Department of the Interior Press Release. 1-1-1 Legion Park. n.d., Carnegie Branch Library for Local History, Boulder, CO.

¹⁵ *S.R. DeBoer papers*. Western History/Genealogy Department, Denver Public Library, Denver, CO.

From 1910 to 1918, DeBoer planted trees along many Denver streets and developed the initial landscape plans for Washington Park, Cheesman Park, City Park, the State Capitol Building and Civic Center, and other Denver locations. In the early years, he labored on all the horticultural work himself, transplanting mature trees and blooming shrubs.

In 1919, DeBoer left the city to open a partnership with Walter Pesman. Their partnership lasted until 1924, and DeBoer set up his own private practice. Consulting gave DeBoer time to work on other projects. He started with designing residential landscape plans and after World War I, he began to design landscapes for subdivisions including Greenwood Village, Bonnie Brae, and Glen Creighton. With the freedom to express himself through his work, DeBoer broke free from the traditional block system and instituted curving and diagonal streets. Even the City of Denver hired DeBoer as a consultant, from 1920 to 1958. During that time DeBoer designed Alamo Placita Park, Arlington Park (Hungarian Freedom Park), Sloan Lake and Red Rocks Park.

DeBoer's interests stretched beyond the traditional landscape realm and into concerns for protecting neighborhoods from unregulated development. In 1925, he urged Mayor Stapleton to appoint Denver's first zoning commission. Denver became the third American city after New York and Los Angeles, to try zoning. In 1927, while already working on the North Boulder park landscape design, the City of Boulder hired him for a zoning study. DeBoer produced a "Zoning Study of Boulder, Colo" in July of that year that became the foundation for Boulder's zoning ordinance adopted in January 1928.¹⁶ In 1929, DeBoer assisted in the development the first major plan for the entire City of Denver, *Denver Plan No. 1*.

During the Great Depression, DeBoer's private practice dwindled so he found work as a consultant for the National Resources Planning Board. DeBoer, appointed to the State Planning Board of Utah, a division of the National Resources Planning Board, planned and designed the parks and grounds of the major cities and state institutions. Eventually, the National Resources Planning Board added the states of New Mexico and Wyoming to DeBoer's program. DeBoer also served as a district inspector for the Civilian Conservation Corps. DeBoer's role acted as the link between the National Park Service, state parks, and the CCC camps. He reviewed applications for the camps, visited sites of proposed new parks, inspected the work, coordinated plans, transmitted instructions, and offered reviews of naturalistic projects.

In 1944, he helped form the Colorado Forestry and Horticulture Association. This organization created the Denver Botanical Gardens as a part of City Park in 1951. Unfortunately, because of problems with the park administration and the persistent trampling and theft of expensive, unique plants, the Denver Botanic Gardens moved to an old cemetery site on York Street for which DeBoer drafted the first landscape plan.

¹⁶ Taylor, Carol. "Saco DeBoer hired for zoning study in 1927," *Daily Camera*, June 15, 2012.

Though he retired from his city consulting position in 1958, DeBoer remained in Denver and continued to be active on both private and public projects until his death in 1974.¹⁷

Saco DeBoer's influence can be seen in many towns across Colorado besides Denver and Boulder. Most notably Estes Park, Longmont, Loveland, Fort Collins, Grand Junction and Greeley. He designed parks and grounds for institutions and businesses in California, Indiana, Iowa, Michigan, Missouri, New Mexico, New York, North Dakota, Ohio, Pennsylvania, Texas, Oklahoma, Vermont and Wyoming.

Legion Park Construction and Dedication

Approximately 25 men from SP-2-C began construction of the memorial park around the middle of January 1934. The rock used to construct the walls came from C.H. Cheney's property near Valmont Butte, and had to be carefully matched in size since the volcanic rock could not be shaped or chipped down to size. At the same time, men from SP-5-C constructed a new westside access road up to the memorial area and improved the existing eastside road.¹⁸ Final graveling of the access roads occurred by the third week of April.¹⁹

On June 5, 1934, the American Legion scheduled the park's dedication for June 15, even though the park was not completed. Uncompleted items included final road improvements, picnic grills and two elaborate entrance gateways (the entrance gateways were never completed).²⁰ Heavy rains the afternoon of June 15 forced the cancellation of the event to a later date.²¹

The dedication ceremony finally occurred on the evening of June 22, 1934. The day before the ceremony a detailed program agenda appeared in *The Boulder Daily Camera* inviting all Boulder County citizens to attend, announcing the invocation speaker, music, welcome address, greetings, vocal soloist, park presentation, park acceptance, and benediction speaker.^{22, 23}

¹⁷ Biographical Note, S. R. DeBoer Papers.

¹⁸ "Twenty-Five Men Working on Legion Memorial Park," *The Boulder Daily Camera*, January 23, 1934.

¹⁹ "SP2C is Graveling Goodview Park and Flagstaff Highway," *The Boulder Daily Camera*, April 25, 1934.

²⁰ "Memorial Park Dedication Held Flag Day, June 14," *The Boulder Daily Camera*, June 6, 1934.

²¹ "Park Dedication Scheduled for this Evening Postponed," *The Boulder Daily Camera*, June 15, 1934.

²² "Legion to Dedicate New Park Friday Evening," *The Boulder Daily Camera*, June 21, 1934.

The day after the dedication ceremony a follow up article appeared in *The Boulder Daily Camera* announcing the success of the previous evening's event and how the newly completed park adds "to the many points of interest in and around Boulder." The article noted a "large attendance" including members of the Louisville and Lafayette American Legion Posts. H.H. Mills, University of Colorado professor and Legion Park dedication committee chairman, presided over the ceremony. Reverend C.S. Linkletter gave the invocation and praised the beauty of the location, the vision of the people who dreamed of the park, and the work of the men who made it happen.

Hampton Connell, CCC SP-2-C supervisor, expressed his appreciation to the audience for being assigned to the project, and thanked the men who worked for him on the project, and the other projects his men worked on in Boulder. Previous SP-2-C supervisor, Captain L.W. Varner, also shared his gratitude to his men's work while in Boulder. M.D. Bradfield, Boulder Chamber of Commerce president, said he never saw a "more inspiring place than Memorial Park, especially at the sunrise hour in the morning." He went on to praise the men of SP-2-C and stated their work in the Boulder area would be a "lasting monument." H.C. McClintock, City of Boulder Manager, and Melvin G. Gelwicks, Boulder County Commissioner Chairman, also praised the work of the SP-2-C men. Major Alphonse Ardourel, Colorado CCC Director, stated "when we began to look for places to assign our camps, we found no city so well prepared as Boulder and from the start and we have received the fullest cooperation from city, county and Legion officials." Major Ardourel then presented the park to American Legion Commander Wendell Wickstrom²⁴

Legion Park Vandalism and Improvements

By November 1972, Boulder County's first written indications about the deteriorating conditions at Legion Park emerged. The Boulder County Parks and Open Space Advisory Committee asked new parks planner, Libby Goodwin, to report back to them on the condition of Legion Park. She reported back that it is often full of trash, and that county road employees pick up trash on Saturdays.²⁵

Libby's report to the Parks and Open Space Advisory Committee set off a series of correspondence over the next several years within the county and with the American Legion in order to address the problem.

²³ "Legion Invites Citizens of City to Dedication," *The Boulder Daily Camera*, June 22, 1934.

²⁴ "Legion Park Formally Dedicated Friday Night with Interesting Program of Music and Speeches," *The Boulder Daily Camera*, June 23, 1934.

²⁵ Warburton, Lawson. Memo to Boulder County Commissioners, March 13, 1973.

By early 1976, due to the county's concern of the ability of the American Legion to properly maintain the park due to the increase in use, vandalism, trash dumping, and hill climbing by motorcycles and four-wheel drives, the newly created Boulder County Parks and Open Space Department (BCPOS) took control of the maintenance with the American Legion continuing its sponsorship of the memorial. American Legion Commander, George Antimary, stated in a 1984 *Daily Camera* article that they tried for years to maintain the park, but the vandalism remained rampant. Visitors stole the flagpoles and plaques. The American Legion put out garbage cans, but they were stolen. Antimary states, "we put out trash bags, but some of the bums slept in them."²⁶

In June 1976, BCPOS prepared a management plan to correct the damage to the park. The plan proposed installing vehicle barriers, repairing the stone wall, reseeding damaged areas, planting trees and shrubs, placing regulation signs, repainting the military artillery pieces, and developing interpretive signs.²⁷ In order to prevent speeders from going in one entrance and out the other without stopping, BCPOS requested and received permission by the Colorado Department of Transportation to close the west entrance.^{28, 29} Picnic tables, a loop trail, and upgrades to the parking lot were also added to the park.

On September 2, 1976, the Board of County Commissioners signed a resolution outlining eight rules and regulations governing the use of Legion Park that aimed to curb the rampant vandalism and curtail the off-road hill climbing that extensively damaged the park landscape.³⁰

On the same day, the county signed a Memorandum of Agreement (MOA) with the American Legion re-executing their March 1, 1933 lease, and outlining that Boulder County will be taking responsibility for the care of the park, including general clean up, preventing off road activity other than the designated area, installing temporary barriers to prevent hill climbing, closing the lower road, reseeding damaged areas, planting trees and shrubs as recommended by the Soil Conservation Service (now known as Natural Resources Conservation Service), regular patrolling, installing signs, repairing the stone walls, providing benches, and ensuring that the park will not be used for any political or commercial activity.

²⁶ Gibson, Daryl. "Legion park: an aura of emptiness," *Daily Camera*, May 28, 1984.

²⁷ Maxwell, Paul D. "Proposal for Reclamation and Management of the American Legion War Memorial Park," Boulder County Parks and Open Space Department, June 21, 1976.

²⁸ Proctor, Tina. Memo to Don Galloway, Director of Engineering. August 29, 1977. Legion Park property files. Boulder County Parks and Open Space, Longmont, CO.

²⁹ Bower, Dwight. Colorado Department of Transportation letter to Tina Proctor, Boulder County Parks and Open Space. August 25, 1977. Legion Park property files. Boulder County Parks and Open Space, Longmont, CO.

³⁰ Board of County Commissioners. Boulder County, CO. Resolution. September 2, 1976.

In this same MOA, the American Legion would agree to continue to maintain all war memorials, flag poles, plaques and signs, continue to conduct memorial services, erect fitting displays in memory of the war dead, install additional war memorial monuments at the American Legion's expense, and gave the American Legion the ability to formally name the park. The MOA also indicates it is secondary to the 1933 lease and does not change the obligations of the parties contained therein.³¹

On Memorial Day, May 30, 1977, the American Legion re-dedicated the park as Boulder Veterans Memorial Park as part of their annual Memorial Day service. Stephen M. Duncan, a Vietnam Veteran, and Dorothy Burdick, a relative of the family who sold the land to Boulder County, spoke at the service. Mrs. Burdick stated that the straightening of Arapahoe Road to run through Hoover Hill instead of retaining its original path around the northside of the hill cut this part of the property off from the rest of the main farm and hastened the sale to the county.³²

Legion Park German Military Artillery Pieces

The fate of the two German military artillery pieces placed inside the memorial present a mixed story of mystery and redemption. The 25 mm wheeled mortar disappeared from its pedestal at the north end of the walled memorial sometime after 1976. Its location remains unknown. The Colorado Air National Guard, on behalf of the American Legion, removed the 77mm field gun from its pedestal at the south end of the walled memorial on June 30, 2005. The American Legion planned to restore the gun in an off-site storage facility and display the restored gun at their North Broadway building. From August 2005 until April 2006, American Legion members, Tom Hodgson and Lou Blazewski, volunteered 800 hours restoring the gun. McLean Welding and Foundry in Boulder donated time and materials replacing bent pieces and to fabricate a new handle for the breech. Hansen Wheel and Wagon Shop in South Dakota restored the iron wheel rims and wood spokes. In anticipation for the gun's placement at their building, the American Legion constructed an 18" high, 8' x 25' concrete and sandstone platform in an open area just south of their building. A 3' wide sidewalk surrounds the platform. Lighting illuminates the flag pole with the United States flag and gun at night. The Colorado Air National Guard moved the newly restored gun from the storage facility to the American Legion's North Broadway building on May 19, 2006.

On Memorial Day, May 29, 2006, the American Legion dedicated the restored gun at its new location. In order to prevent the gun from being moved, three weld plates are installed in the top of the platform and the wheels and spade (on back of the gun carriage) are welded to the plates. Today, the gun remains proudly displayed and can easily be seen while driving past the American Legion building, day or night.

³¹ Board of County Commissioners. Boulder County, CO. Memorandum of Agreement with American Legion Post #10. September 2, 1976.

³² "Vietnam Officer to Speak at Memorial Day Service", *Daily Camera*, May 29, 1977.

2. Location

Address(s): 7081 Arapahoe Road, Boulder, CO

3. Classification

Property Ownership: Public Private Other

Category of Property: Structure Site District

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

 6 Contributing Resources (rock wall memorial area, 2 outer rock wall segments, 3 original road segments)

 3 Non-contributing Resource (Parks & Open Space interpretive sign and trail, 1970s eastern access road segment)

Narrative Describing Classification of Resources:

Legion Park is a 28-acre tract of land owned by Boulder County and therefore meets the definition of public ownership. Legion Park is also the location of a historic activity that possesses historic, cultural, and potentially archaeological value, and therefore meets the definition of a site.

4. Function or Use

Historic Functions: Park

Current Functions: Park

5. Description

Narrative Describing Resource:

Legion Park is a 28-acre tract of land located on the north side of Arapahoe Road, approximately ½ mile west of 75th Street. The site currently consists of rock wall memorial area, two outer rock wall segments, a dirt access road to the memorial area, picnic benches, two Parks and Open Space interpretive signs, trash and recycling containers, and a pedestrian loop trail that encircles the western section of the property.

6. Statement of Significance

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

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

Areas of Significance: Landscape Architecture

Period of Significance: 1934

Significant Dates:

November 26, 1917 - John Howard Empson deeded 28-acres of land to Boulder County
November 23, 1932 – American Legion Post #10 signs lease agreement with Boulder County
January 1934 – Construction of Legion Park begins
June 22, 1934 – Dedication of Legion Park
May 30, 1977 – Legion Park re-dedicated as Boulder Veterans Memorial Park

Significant Persons/Organizations:

John Howard Empson
Saco Rienk DeBoer
Civilian Conservation Corps SP-2-C and SP-5-C
American Legion Post #10

Statement of Significance:

Legion Park is historically significant under Criterion 1 for its role as Boulder County Parks and Open Space's oldest park, its role serving as a World War I memorial, and as a representative project constructed by the Civilian Conservation Corps. The park is also historically significant under Criterion 5 as a representative work of master landscape architect Saco Rienk DeBoer.

7. Bibliographical References

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- . Warranty Deed. Boulder Land and Resort Company to John H. Empson. Book 352 Page 560. March 6, 1917.
- . Lease. County of Boulder and Homer C. Washburn, Et Al Trustees. Book 559 Page 139. December 30, 1927.
- . Lease. County of Boulder and Homer C. Washburn, Et Al Trustees. Book 612 Page 170. March 20, 1933.
- . Board of County Commissioners. Resolution. September 2, 1976.
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- Gibson, Daryl. “Legion Park: An Aura of Emptiness,” *Daily Camera*, May 28, 1984.
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Taylor, Carol. “Saco DeBoer hired for zoning study in 1927,” *Daily Camera*, June 15, 2012.

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United State Department of the Interior Press Release. 1-1-1 Legion Park. n.d., Carnegie Branch Library for Local History, Boulder, CO.

“Vietnam Officer to Speak at Memorial Day Service,” *Daily Camera*, May 29, 1977.

Warburton, Lawson. Memo to Boulder County Commissioners, March 13, 1973.

Weiss, Manuel. Colorado Cultural Resource Survey Inventory Record 5BL.516, Goodview Hill. Colorado Historical Society, Denver, CO, 1981.

8. Geographical Data

Legal Description of Property:

Beginning at the southeast corner of Section 26 in Township 1 North, Range 70 West of the 6th Principal Meridian thence north along the east line of the said section, 873 feet, thence south 88°09' west (Var. 15° east) 330 feet, thence south 74°12' west 380 feet, thence south 69°37' west 690 feet thence south 52°25' west 500 feet, thence south 51°26' west 334 feet more or less to a point on the south line of said section, 2006 feet west of said southeast corner, thence east along said south line 2006 feet to the point of beginning, being a portion of the south half of the southeast quarter of the said section 26 and containing 28 acres be the same more or less, situate in the County of Boulder, State of Colorado.

Boundary Description: The landmark boundary is defined as the entire 28-acre parcel. See attached map.

Boundary Justification: The landmark boundary includes the entire 28-acre parcel that contains the rock wall memorial area, two outer rock wall segments, the eastern entrance access dirt road, the eastern road decommissioned segment, and the western entrance decommissioned road. These are the most historically important features that retain a moderate to high degree of historic physical integrity.

9. Property Owner

Name: Boulder County

Address: P.O. Box 471, Boulder, Colorado 80306

Phone: 303-678-6200 (Parks and Open Space Main Phone)

10. Form Prepared By:

Name: Carol Beam, Boulder County Parks and Open Space

Address: 5201 St. Vrain Rd., Longmont CO 80503

Phone: 303-678-6272 **E-Mail:** cbeam@bouldercounty.org

11. Photos, Maps, and Site Plan

See attached maps and photos.

For Office Use Only

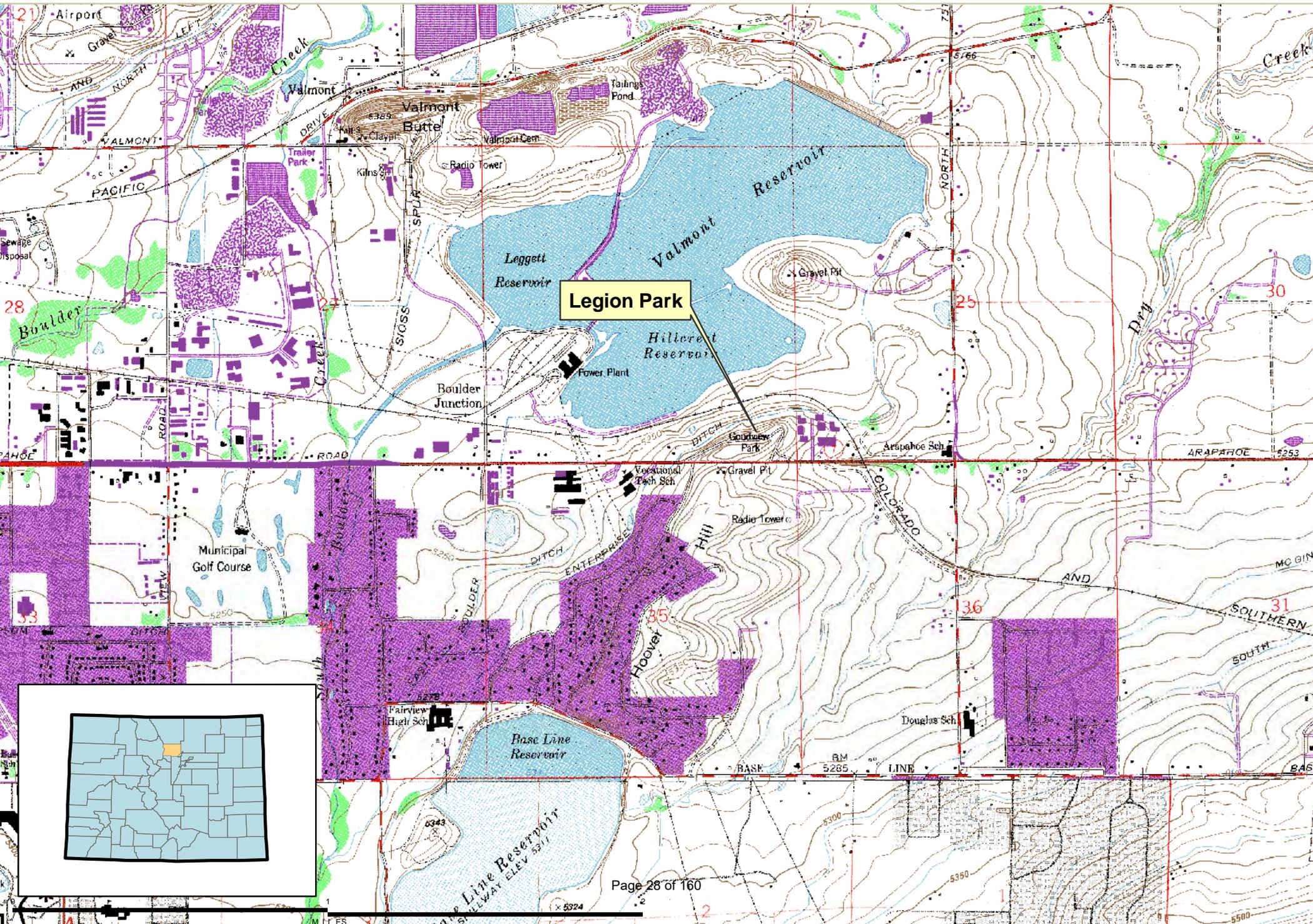
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Assessor ID:

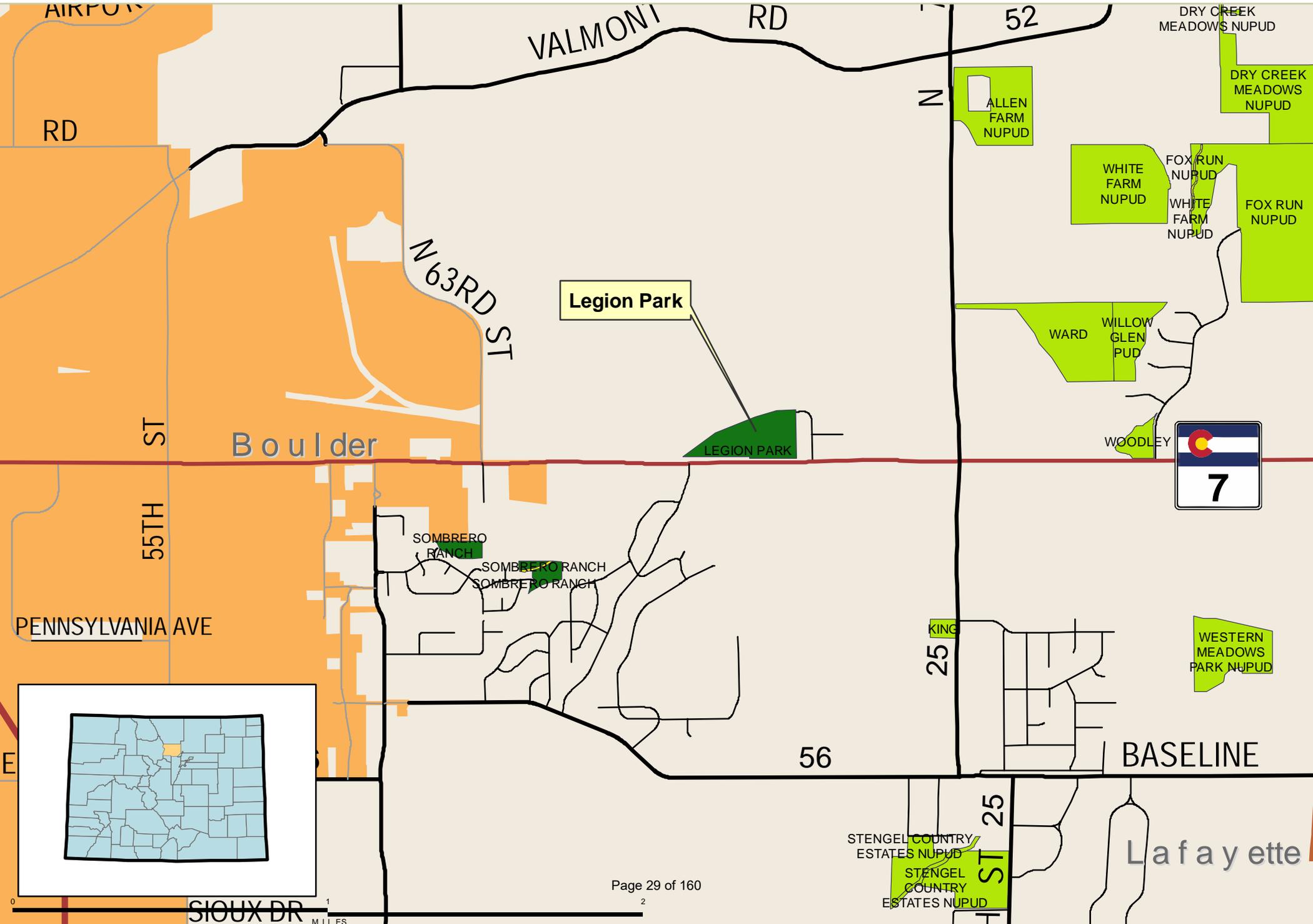
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Application Date:

Legion Park

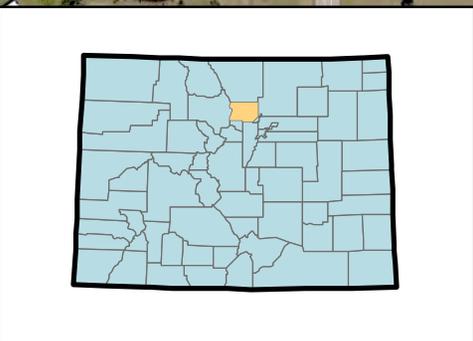


Legion Park

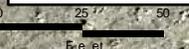
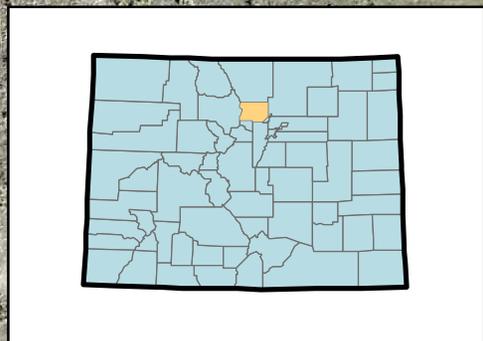




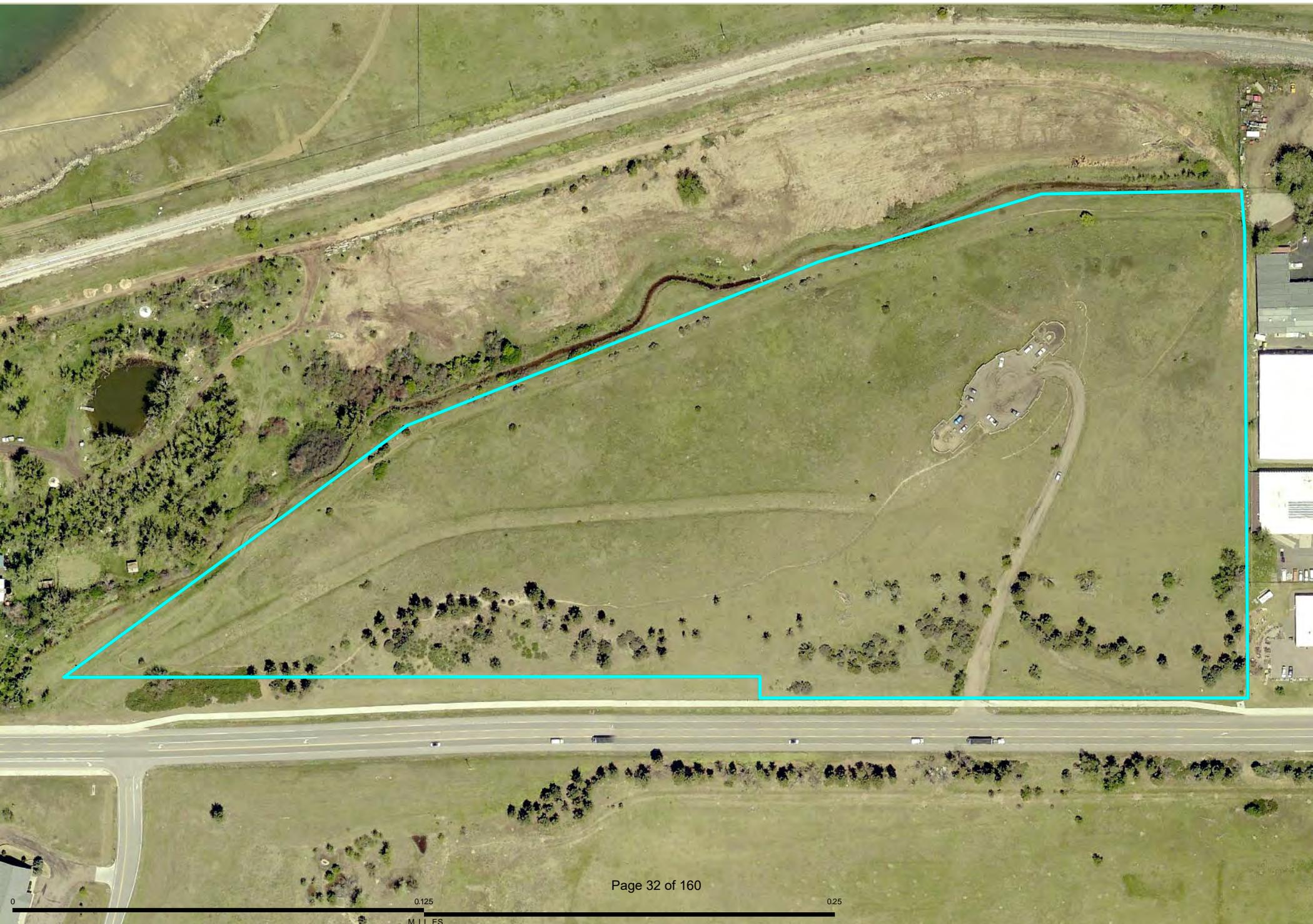
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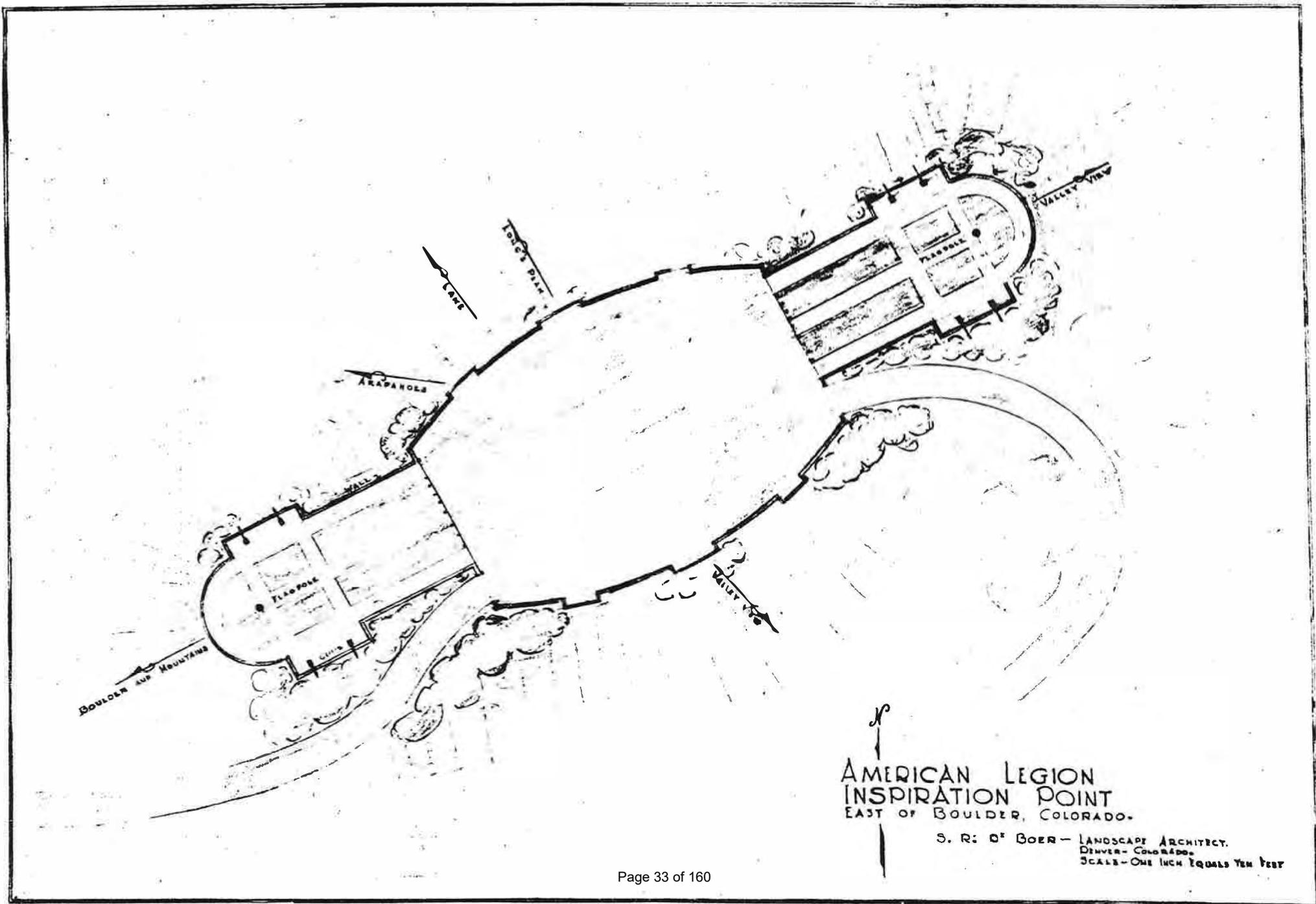
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M I L E S



Legion Park - Landmark Boundary



Saco DeBoer's undated hand sketch of Legion Park memorial





BHS 141-2-59. Winter view of the captured German artillery in an open Lehigh Valley railroad car presumably near or in Boulder. Photo identified as 1926. (Tangen photo #9998) BHS 141-2-59. Photo courtesy Carnegie Branch Library for Local History.



BHS 216-3-33 Photo 1. Unidentified men standing and sitting on captured German artillery corner of Pearl Street and Broadway. Photo identified as 1918, but more likely circa 1926. BHS 216-3-33 Photo 1. Photo courtesy Carnegie Branch Library for Local History.



BHS 216-3-33 Photo 2. Unidentified men standing on and beside captured German artillery. Presumably on Pearl Street and Broadway in Boulder. Photo identified as 1918, but more likely circa 1926. Photo courtesy Carnegie Branch Library for Local History.



BHS 216-3-33 Photo 3. Unidentified men, boy and dog standing beside captured German artillery in Canon Park. Photo identified as 1918, but the house in the photo was not built until 1924. Photo courtesy Carnegie Branch Library for Local History.



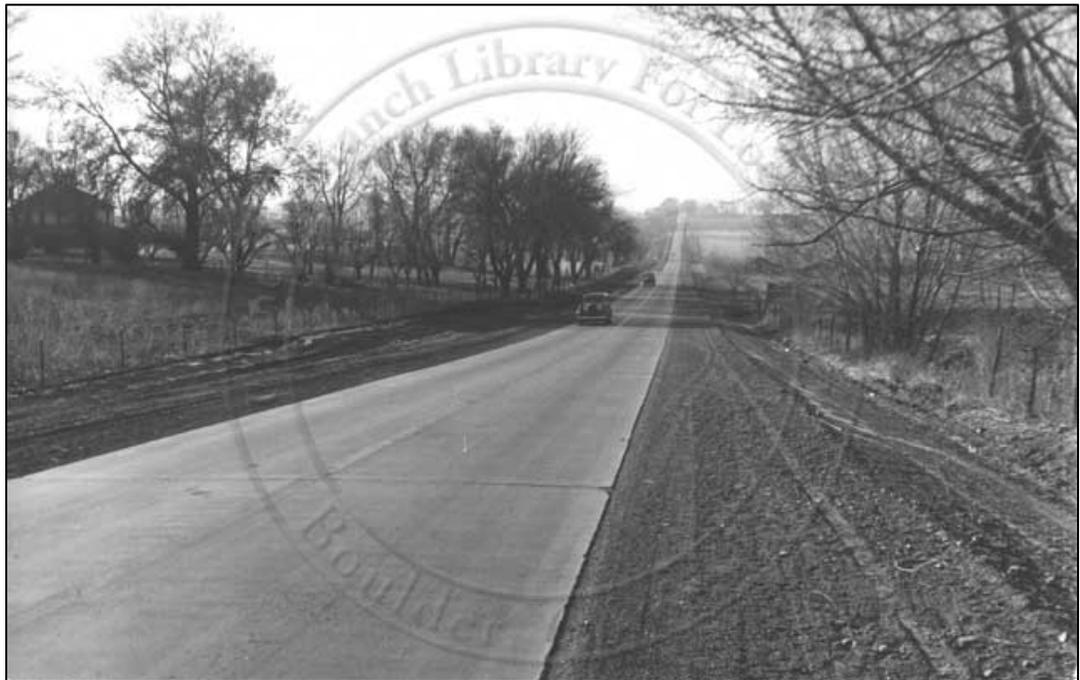
BHS 216-3-33 Photo 4. Captured German artillery in Canon Park. Out West Photo Shop.
Photo identified as 1918, but the house in the photo was not built until 1924.
Photo courtesy Carnegie Branch Library for Local History.



BHS 216-3-33 Photo 6. Captured German artillery in Canon Park. Out West Photo Shop.
Photo identified as 1918, but the house in the photo was not built until 1924. Photo courtesy
Carnegie Branch Library for Local History.



BHS 214-2-25. Looking east from Hoover Hill on the Valley Road (renamed to Arapahoe Road in January 1891). Circa 1890 or most likely earlier. Notice the bend in the road to the right that goes around the northside of Hoover Hill where Legion Park is now located. This bend was later removed and the road cut through Hoover Hill on the current alignment. Photo courtesy Carnegie Branch Library for Local History.



BHS 214-2-4 Photo 2. Looking west on Arapahoe Road towards Legion Park after bend in road removed. Circa 1930-39. Photo courtesy Carnegie Branch Library for Local History.



Saco Rienk Deboer. Photo courtesy The Cultural Landscape Foundation. Web accessed July 15, 2019.
<https://tclf.org/pioneer/sr-deboer>



Reporter Paula Woodward sits near a sculpture of Saco R. Deboer in the Denver City and County Building, November 7, 2006, while she waits for Judge Sheila A. Rappaport to make her decision whether or not to add two hours to the voting time in Denver County. Woodward cell phono worked better in that spot, she said, as she called the office. Photo by RJ Sangosti/The Denver Post via Getty Images. Web accessed July 15, 2019.
<https://www.gettyimages.com/detail/news-photo/reporter-paula-woodward-sits-near-a-sculpture-of-saco-r-news-photo/161079910>



Saco Rienk Deboer bronze bust inside the Denver City and County Building. Denver Public Art. Web accessed July 15, 2019. <https://denverpublicart.org/public-arts/saco-deboer/>



BHS 229-1-25 Photo 1. CCC men working on Legion Park western access road off Arapahoe Road. Looking west. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



BHS 229-1-25 Photo 2. CCC men working on Legion Park western access road to Arapahoe Road. Looking west. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



BHS 229-1-25 Photo 3. CCC men working at the top of Legion Park. Notice German military artillery at the far left of photo. Looking west. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



BHS 229-1-25 Photo 4. CCC men working at the top of Legion Park. Notice German military artillery behind the men. Direction unidentifiable. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



BHS 229-1-25 Photo 5. CCC men working on Legion Park western access road to Arapahoe Road. Looking west. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



BHS 229-1-25 Photo 6. 2 men standing on what is believed to be the location of the Legion Park western access road to Arapahoe Road right before construction. Photo probably looking north. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



BHS 229-1-25 Photo 7. CCC men standing on what is believed to be the location of the Legion Park western access road to Arapahoe Road right before construction. Photo probably looking north. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



BHS 229-1-25 Photo 8. CCC men working at the top of Legion Park. Looking west. Photo most likely taken in early 1934. Photo courtesy Carnegie Branch Library for Local History.



25 cm wheeled mortar that resided on the north end of the walled memorial before disappearing around 1976. Photo presumably from Goodview Hill Inventory Data Form. Selethe Brown, February 1974.



77mm field gun that resided on the south end of the walled memorial. Looking west. October 6, 2005.



77mm field gun that resided on the south end of the walled memorial. Looking north. October 6, 2005.



77mm field gun that resided on the south end of the walled memorial. Looking southwest. October 6, 2005.



The Colorado Air National Guard, on behalf of the American Legion, removing the 77mm field gun from its pedestal on June 30, 2005.



The Colorado Air National Guard, on behalf of the American Legion, removing the 77mm field gun from its pedestal on June 30, 2005.



The Colorado Air National Guard, on behalf of the American Legion, removing the 77mm field gun from its pedestal on June 30, 2005.



2018 Pictometry image of Legion Park.



2018 Pictometry image of Legion Park.



Panorama view entering Legion Park. View to the west. June 4, 2019



Panorama view inside Legion Park. View to the southwest. June 4, 2019



Panorama view inside Legion Park. View to the northwest. June 4, 2019



South end of the walled memorial. View to the southwest. June 4, 2019



North end of the walled memorial. View to the southwest. June 4, 2019



South end of the walled memorial showing pedestal for the 77mm field gun. View to the southwest. June 4, 2019



North end of the walled memorial showing pedestal for the 25 cm wheeled mortar. View to the northwest. June 4, 2019



Detail view of north end of the walled memorial. View to the north. June 4, 2019



Detail view of exterior south end of the walled memorial. View to the north. June 4, 2019



Detail view showing top of north flag pole pedestal with centered pipe hole that previously held the flagpole. June 4, 2019



Detail view showing the northeast exterior wall. View to the northwest. June 4, 2019



Detail view showing the southeast exterior wall. View to the southwest. June 4, 2019



Detail view showing the southeast exterior wall. View to the southwest. June 4, 2019



Parks and Open Space interpretive sign along trail yards south of the walled memorial. Due to vandalism, the interpretive sign was placed outside the walled memorial. View to the north towards the walled memorial. June 4, 2019



Detail view of the Parks and Open Space interpretive sign along trail yards south of the walled memorial. View to the north. June 4, 2019



Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 5, 2019 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-19-0005: Ferncliff Historic District

Request: Boulder County Historic Landmark Designation of a district made up of four contributing parcels and three non-contributing parcels.
Location: Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, in Section 25, Township 3N, Range 73W of the 6th Principal Meridian.
Zoning: Business (B) and Forestry (F) Zoning Districts
Owner: Donald R Kvols Trust
Agent: Danielle Lynn

PURPOSE

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

BACKGROUND

An application for landmark designation of the Ferncliff Historic District has been submitted by the owner, Kenneth K Kvols (Donald R Kvols Trust.) The application is in conjunction with SE-19-0003: Ferncliff which would create 7 parcels where 6 currently exist. All 7 of the proposed parcels would be in the district, however, only 4 parcels would be contributing and 3 would be non-contributing. Most structures within the contributing parcels are contributing structures. Using the site plan from the SE application, the proposed parcels are numbered I-VII.

The contributing structures are as follows:

- Parcel I:
 - Jensen Cabin
 - Bunk House
 - Barn/Garage
 - Privy

- Parcel II:
 - Milky Way Cabin
 - Ponderosa Cabin
 - Large Barn
 - Small Barn
 - Fish House
- Parcel IV:
 - Willow Cabin
 - Ranch House
 - Garage
- Parcel VII:
 - Creek Side/Evergreen Duplex
 - Knotty Pine Cabin

The non-contributing structures are as follows:

- Parcel II:
 - Bathrooms
- Parcel III:
 - Grocery Store
 - Shopping Complex
 - Pump House
 - Filling Station
- Parcel IV:
 - Creek Shed
- Parcel V:
 - Bunkhouse
- Parcel VI:
 - Office/Red Wing Inn
 - Ole Kozy
 - Dannels Cabin
 - Motel
 - Blue Spruce/Ole Rusty
 - Shed 1
 - Shed 2/Privy
 - Shed 3

Ferncliff was platted in 1910 by John Webber and the area directly to the north was homesteaded by John's nephew, James Webber, in 1914. Several of the existing buildings on the northern side of the Ferncliff area are associated with James Webber. A dairy and store were reportedly in operation around 1919 when Scott and Bertha Vanatta took ownership of much of the area. The dairy was sold to Ruby and Michael Marden in 1939, and in 1943 the dairy became the first certified dairy in Colorado. The Ferncliff-area parcels continued to evolve as different parts were carved off and bought and sold by different owners for decades. The dairy was bought by Don and Eileen Kvolts in the 1960s. The Kvolts eventually acquired many properties in Ferncliff, turning the area into a resort that offered a supermarket, liquor store, laundromat, a motel, rental cabins, a gas station, and a fishing pond.

DISTRICT CHARACTERISTICS

The following materials are suggested for **CONTRIBUTING** and **NON-CONTRIBUTING** structures. A variety of materials are acceptable and property owners are not limited to the following list, provided the HPAB approves the material through the Certificate of Appropriateness process. Please note that materials will also need to be approved by the Building Division to meet Wildfire

Mitigation standards with some flexibility for contributing structures and will be looked at on a case by case basis.

- Log construction
- Horizontally-oriented mill-waste or half-log siding
- Horizontally-oriented wood lapboard siding of a scale typical to the district.
- Fiber cement siding that replicates the scale and texture of the sidings typical of the district (horizontal boards are typically four or five inches in width).
- Vertically-oriented wood siding with board, board and batten, T1-11, half log, or mill waste
- Wood shingles
- Dimensional asphalt shingles
- Non-reflective metal roofing products such as corrugated or 5-V
- Window and door frames made of wood
- Paint on window frames or doors
- Stone or concrete block chimneys

Materials appropriate for **NON-CONTRIBUTING** structures only:

- Window and door frames made of other material provided it is non-reflective
- Horizontally-oriented siding that not of an historically-accurate scale up to 7 inches in width in the materials noted above

The following materials are **inappropriate** for use within the historic district:

- Brick
- Stucco
- Shiny metallic window and door frames
- Tinted or mirrored glass
- Embellished architectural details

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 and 4.

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 Ferncliff Historic District is significant for its association with settlement and high-altitude agriculture in Boulder County; for its decades-long use as a dairy and for being the first certified dairy in the state; and for its association with the development of recreational tourism in Boulder County.

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 Ferncliff Historic District is significant for its representation of rural mountain rustic architecture.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-19-0005: Ferncliff Historic District** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the buildings within the district, both contributing and non-contributing, as well as new construction 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.)

Boulder County Land Use Department

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

Vicinity

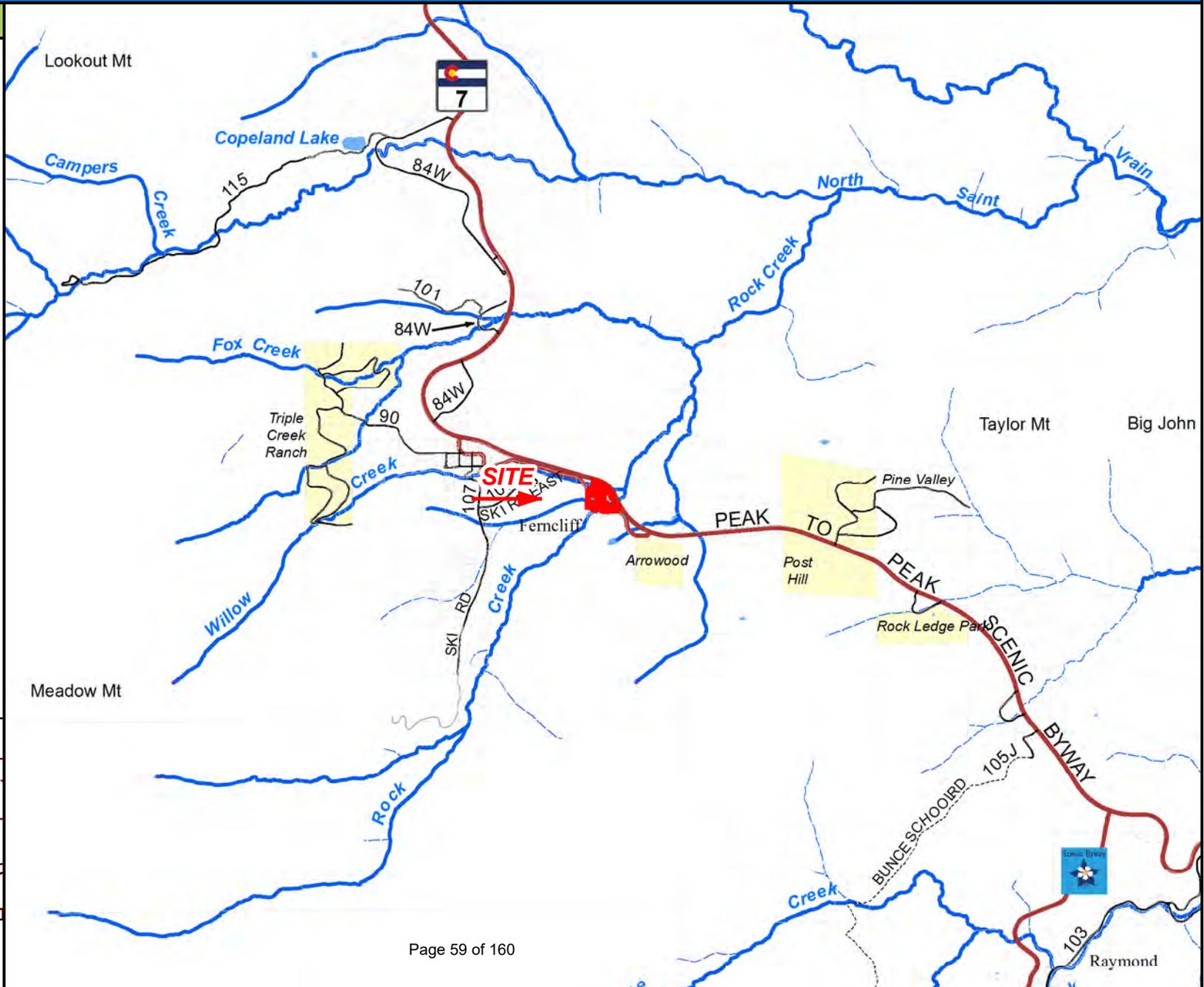
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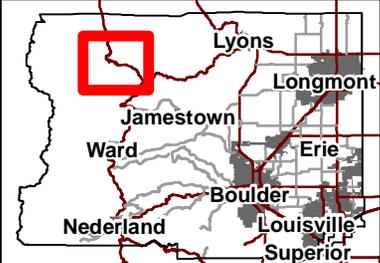
 Subject Parcel

Subdivisions

 Subdivisions



0 4,000 Feet
NORTH 1 inch = 4,000 feet
Area of Detail Date: 4/2/2019



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Aerial

1108, 1087, 1085, 1083, 1080 HWY 7 BUSINESS RTE

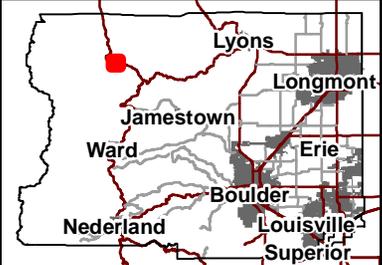
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 Subject Parcel



0 600 Feet
NORTH 1 inch = 600 feet

Area of Detail Date: 4/2/2019



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Boulder County Land Use Department

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Aerial

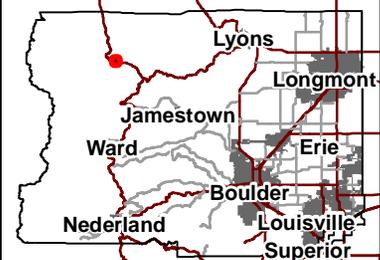
1108, 1087, 1085, 1083, 1080 HWY 7 BUSINESS RTE

Legend

 Subject Parcel



0 200
Feet
NORTH 1 inch = 200 feet
Area of Detail Date: 4/2/2019



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Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, CO 80306
(303) 441-3930, phone (303) 441-4856, fax

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: Chick's Nest

Other Names: *Jensen Cabin, Sleepy Hollow*

Historical Narrative: taken from Architectural Inventory Form

In 1910 John A. Webber platted the town of Ferncliff, an area containing 3 blocks surrounding Rock Creek and Highway 7 Business Route.

The Jensen cabin was built by Daryl Tennial of Denver the spring of 1922. Although deed records show that Daryl didn't buy the lot from Scott and Bertha Vanatta until 1925, but a few newspaper articles help to corroborate the 1922 construction date. In an article in the *Longmont Ledger* from December of 1922, it mentions that "Mr. Tennial has lumber and logs on his lot with which to put up a cottage in the spring. He will also build a garage and do repair work." Daryl was born in Colorado in 1893. His wife, Allie, was born about 1895 in Kansas. When Daryl purchased the Ferncliff property, he was working as a driver for the Wright Transfer Company. The couple lived year-round in Denver, probably using their Ferncliff cabin as a vacation house.

In 1925, the Tennals sold the cabin to Charles "Chick" and Jennie Jensen. Charles and Jennie were married in 1922 in Ferncliff. Prior to her marriage, Jennie Zeman was a businesswoman from Aurora, Illinois. She visited Allenspark while on vacation in 1914, then came to the area to live permanently in 1919, where she met Chick Jensen. Over the years Chick did a lot of road work, carpentry, and was often considered the village repairman. Charles Jensen became the postmaster in January of 1942, then his wife became postmistress in September of the same year. She held the position until 1960, with Chick serving as assistant postmaster during his wife's term. Overall, the Jensens were the longest tenants and owners of the cabin, only selling it a few years after Jennie's commission as postmistress began. The Jensens moved to a house across from the Allenspark Lodge, in the same building where the Allenspark Post Office was housed. While living in Ferncliff, the couple referred to their cabin as the "Chick's Nest."

The Jensen cabin was briefly sold to Stanley and Lone Clabaugh in 1946, then to Anne Porter and George Scavo in 1948. George worked as a building contractor in Denver. In 1962, George sold the property to his younger brother, Leo J. Scavo. Leo worked as a treasurer for the Standard Labor & Hardware Company in Denver. Leo and his wife Catherine owned the cabin for about 10 years, then sold it to Don and Eileen Kvols in 1972.

The Kvols eventually acquired several properties in Ferncliff, turning the area into a resort that offered a supermarket, fishing pond, and rental cabins, among other amenities. The Kvols ran their Ferncliff operations for about 35 years and retired in the early 2000s. The property is currently under the ownership of the Don R. Kvols Trust.

2. Location

Address(s): Parcel 1, Ferncliff Subdivision Exemption, 1087 Hwy 7 Business Route, Unincorporated Boulder County, CO 80540

3. Classification

Property Ownership: ___ Public x Private ___ Other

Category of Property: ___ Structure x Site ___ District

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

4 Contributing Resources ___ Non-contributing Resources

Narrative Describing Classification of Resources:

Jensen Cabin, bunk house, barn/garage, privy

4. Function or Use

Historic Functions: residential

Current Functions: residential

5. Description

Narrative Describing Resource: taken from Architectural Inventory Form

Jensen Cabin:

The Jensen Cabin is located to the east of the Ferncliff Shopping Complex. The cabin is composed of a solid log structure on a pier foundation with a frame addition on a cinder block foundation off the rear with horizontal log siding. Oriented to the southwest, the cabin is dominated by a gable front porch overhang supported by wood posts. The main entrance is centered on the southwest elevation, and is hung with a stile and rail door configured with three horizontal panels at bottom and what was once a ½ glass at top, but this part of the door is currently boarded over with plywood. There are two picture windows on the façade, one on either side of the entrance. Windows on the solid log portion of the southeast elevation include a pair of 4-light wood frame windows, a metal frame sliding window, and a small 4-light wood frame window. The addition portion of the southeast elevation has one small fixed window. The northeast elevation (rear) is sided with vertical wood panels and has two small sash windows. The northwest elevation of the addition has horizontal log siding and features a small sash

window. The solid log portion of the northwest elevation of the house features three window openings, two of which are hung with a pair of 4-light wood frame windows and the other a pair of picture windows. The foundation on the northwest elevation is partially sided with stone veneer.

The Jensen cabin and garage were constructed in 1922 by owner Daryl Tennial. The biggest change to the cabin since is the large addition with a cinder block foundation off the rear, presumably added sometime in the mid-century. Most windows appear to be original to the structure (windows on the addition excluded), except for one replacement window seen on the west elevation.

Bunkhouse:

This small cabin, to the northeast of the Jensen Cabin, is a small structure with a front gable roof, metal sheet roofing, and horizontal log siding. The bunkhouse faces south and sits on land that gently slopes upward to the east. The entrance on the south elevation is marked by a wood slab door with a 4-light glass panel at top (most of the glass and mullions are missing). Both the east and west elevation feature only a pair of wood frame 6-light windows. The north elevation (rear) features one wood frame 6-light window.

The Bunkhouse was probably built in the 1950s since the construction materials and design are different from the 1922 cabin. The cabin may have been constructed after the property was acquired by George Scavo in 1948.

Garage:

This garage, or barn, is located just to the north of the Jensen cabin. The garage is a wood frame structure with a side gable roof, metal sheet roofing, and horizontal log siding. The entrance is marked by five board-and-batten style doors all situated next to each other and painted red. The east elevation has one entrance hung with a green-painted vertical wood plank door and three window openings. One of these window openings is boarded with plywood, and another with a metal sheet. The gable front of the east elevation has vertical wood siding. The north elevation (rear) was in poor shape and was difficult to determine entrances and window openings. Like the east elevation, the west elevation also has vertical log siding on the gable front. There is one entrance hung with a vertical wood plank door, and no windows.

The garage is fairly original to its 1922 construction.

6. Statement of Significance

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

- the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- proposed landmark as a location of a significant local, county, state, or national event;
- the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- the proposed landmark as identification of the work of an architect, landscape architect,

_____ or master builder whose work has influenced development in the county, state, or nation;
_____ the proposed landmark's archaeological significance;
_____ the proposed landmark as an example of either architectural or structural innovation; and
_____ the relationship of the proposed landmark to other distinctive structures, districts, or sites
_____ which would also be determined to be of historic significance

Areas of Significance: Entertainment/Recreation; Social History

Period of Significance: 1925 - 1946

Significant Dates:

Significant Persons: Charles and Jennie Jensen

7. Bibliographical References

From Architectural Inventory Form:

"Allens Park District." Longmont Ledger (1921 Dec 23). www.coloradohistoricnewspapers.org

"Allenspark." Longmont Ledger (1921 Dec 16). www.coloradohistoricnewspapers.org

"Allenspark." Longmont Ledger (1922 Jan 6). www.coloradohistoricnewspapers.org

"Allenspark." Longmont Ledger (1922 Jan 13). www.coloradohistoricnewspapers.org

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Boulder County Assessor Records (online).

Boulder County Clerk & Recorder Records (online). Deeds 90221470, 90221471, 90435481, 90465647, 90696272, 00022640.

"Donald Richard Kvols of Black Forest, CO passed away on October 7, 2017. He was 88 years old."

<https://www.dignitymemorial.com/obituaries/colorado-springs-co/donald-kvols-7595196>.

"Ferncliff Ranch." Carnegie Library for Local History, Boulder

www.localhistory.boulderlibrary.org.

"George E. Scavo." (2014, Apr 28) *The Coloradoan*.

<https://www.coloradoan.com/story/announcements/obituaries/2014/04/28/george-a-scavo/8421013/>

Knowlton, Lorna and Edie DeWeese. Weaving Mountain Memories. Allenspark Wind, 2014.

8. Geographical Data

Legal Description of Property: TBD pending final Subdivision Exemption (parcel 1)

Boundary Description: entire lot, TBD parcel 1 of Subdivision Exemption

Boundary Justification: boundary includes entire lot

9. Property Owner(s)

Name: Kenneth K. Kvols (Donald R. Kvols Trust)

Signature:

Address: 7220 Baker Rd., Black Forrest, CO 80908

Date:

Phone: 719-330-2112

E-Mail: kenkvols@gmail.com

10. Form Prepared By:

Name: Danielle Lynn

Address: *PO Box 1698, Lyons, CO 80540*

Phone: 303-947-2497

E-Mail: DanielleLynn303@gmail.com

11. Photos, Maps, and Site Plan

See attached.

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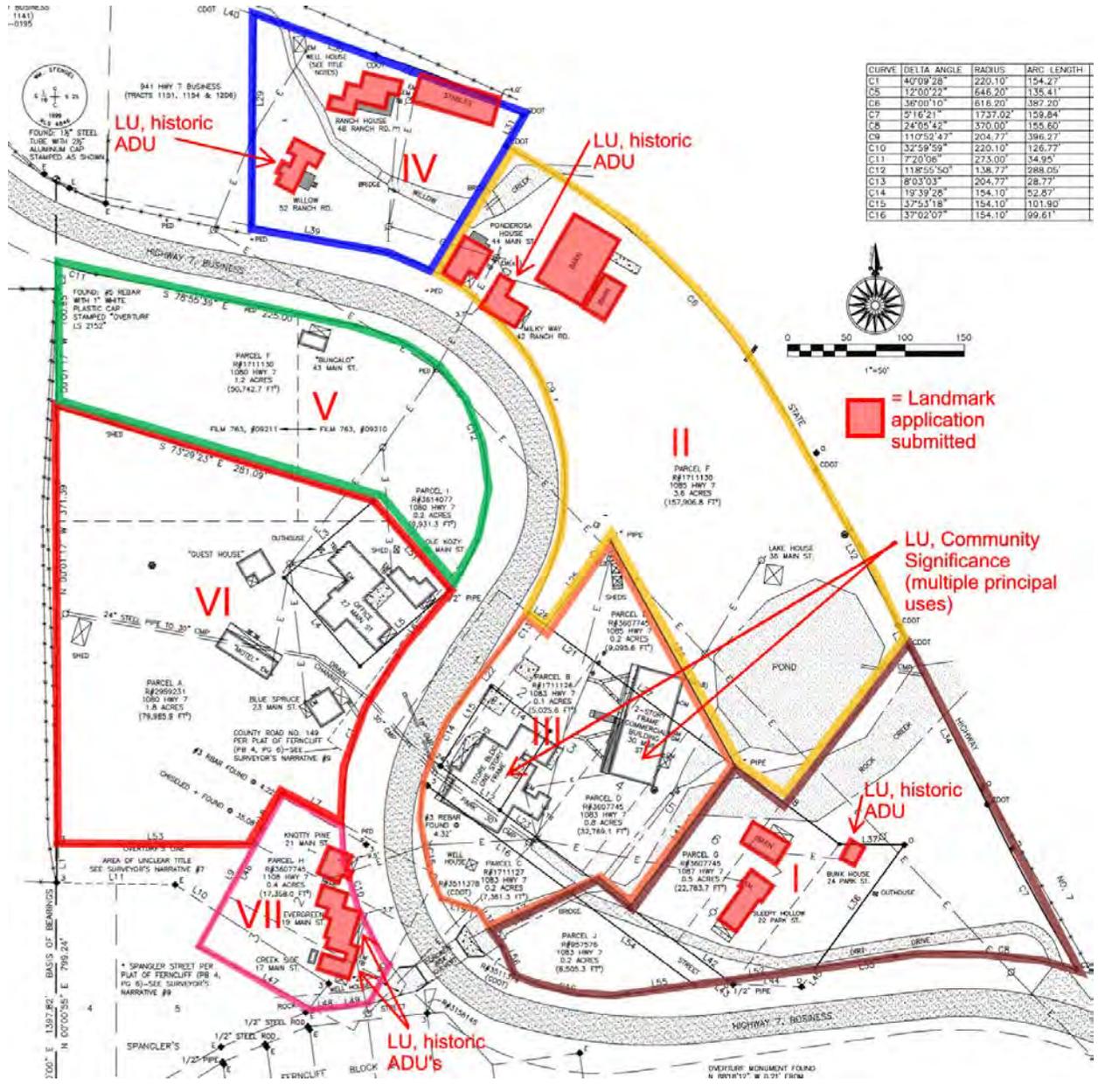
Docket Number:

Assessor ID:

Parcel Number:

Application Date:

Proposed Map of Ferncliff Subdivision Exemption: This application is for Parcel I



Sketch Map

Address: 1087 Hwy 7 Business Route
Site Number: 5BL.14015



Photographs

Jensen Cabin, south elevation (façade)



Jensen Cabin, east elevation



Resource Number: 5BL. 14015
Jensen Cabin, east elevation



Jensen Cabin, north elevation



Resource Number: 5BL. 14015
Jensen Cabin, west elevation



Jensen Cabin, west elevation



Resource Number: 5BL. 14015

Barn, south elevation



Barn, east elevation



Resource Number: 5BL. 14015

Barn, north elevation



Barn, west elevation



Resource Number: 5BL. 14015
Bunkhouse, south elevation (façade)



Bunkhouse, east elevation



Resource Number: 5BL. 14015
Bunkhouse, north elevation



Bunkhouse, west elevation



Resource Number: 5BL. 14015
Privy, view looking southeast



Additional Photographs:

Boulder County Commercial Property Appraisal Card, c. 1949:



Jensen Cabin, 1941. Boulder Carnegie Library for Local History,
[https://localhistory.boulderlibrary.org/islandora/object/islandora%3A19868:](https://localhistory.boulderlibrary.org/islandora/object/islandora%3A19868)





Boulder County Land Use Department
 Annex Building - 13th and Spruce Streets - Boulder
 PO Box 471 - Boulder, CO 80306
 (303) 441-3930, phone (303) 441-4856, fax

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: Ferncliff Dairy

Other Names:

Historical Narrative: taken from Architectural Inventory Form

The cabin at 1080 Highway 7 Business Route was once part of James (Jimmy) N. Webber’s homestead (not part of this parcel). Jimmy arrived in Colorado from New York in the early 1900s and was farming south of Allenspark by 1910. He received a homestead patent for 160 acres in 1914. The lodge (#3, not on this parcel) and barns (#7 and #8) were possibly built during Webber’s ownership. The lodge might’ve served as Jimmy’s main residence. Jimmy’s uncle, John A. Webber, was responsible for platting the town of Ferncliff in 1910, containing a 3-block area surrounding Rock Creek and Highway 7 Business Route, which bordered to the south of Jimmy’s land.

Jimmy sold the homestead in 1917 to Besse Noel (Randall) Parsons, the wife of Boulder park ranger Martin Parsons. Besse Noel was born in Iowa in 1876 but grew up in Longmont. In 1898, she married John W. Randall in Council Bluffs, Iowa, but returned to Colorado around 1915. She made her home in Boulder with Martin Parsons and his mother, Mary. Martin and Besse were married in 1917. The marriage announcement in the *Daily Camera* said that the newlywed couple was to “go as soon as weather permits to Allenspark, where they will make their home on [Martin’s] ranch.” Martin Parsons owned a sizeable amount of land in the Allenspark area. He and Besse added to it 1916 with the purchase of 650 acres from O.E. Webber (Jimmy’s cousin that ranched east of Allenspark), and Jimmy’s Ferncliff land in 1917. According to “Weaving Mountain Memories,” the Parsons operated a dairy and store on their land in Ferncliff, further suggesting that the barns and Lodge were already constructed by the time of the Parson’s 1917 ownership.

In 1919, Bessie Parsons sold the land to Scott and Bertha Vanatta. The Vanattas added on to the Ferncliff dairy operation, and were possibly responsible for the construction the Ponderosa cabin (#5), which may have served as their main residence during the 1920s. Their son Clay and daughter-in-law Gladys continued the business once Scott and Bertha retired. The Vanatta’s were long-term residents of Ferncliff, and several of the buildings in the Ferncliff area were once owned by them if not constructed during their ownership. The meadow to the east of Turkey Rock was named “Clay’s Meadow” after their son. The Vanattas also built the cabins to the west of the dairy operation at 935 Highway 7 Business Route and 941 Highway 7 Business Route. In the early 1920s the two lots were sold to Henry Dannels and Shelby Dannels, respectively. Ferncliff deed records are confusing at best, but a portion of the Ferncliff dairy land was sold to Shelby and Henry Dannels in the mid-1920s. Shelby built and operated a garage in the area, and Henry, along with his step-brother Will Noyes, built “a new barn at Ferncliff to care for their newly established saddle horse and livery business” in 1922. Their livery may have been the shed-roof structure that was located to the east of the barns. Henry also operated a sawmill in the Ferncliff area. Henry and Shelby’s parents, Mary and David K. Dannels, were owners and operators of the Red Wing Inn to the

south at 1080 Highway 7 Business Route. The Dannels homesteaded the present site of Meadow Mountain Girl Scout Camp, north of Allenspark, in 1896.

In 1939, the Vanattas and the Dannels sold the Ferncliff dairy to Ruby and Michael Marden. An article about the Marden's dairy operation appeared in the *Jersey Bulletin* in 1943. It notes that when the Marden's purchased the dairy, it consisted of a barn with 13 stanchions and 13 cows, a house and sheds. The Marden's immediately set about adding to and modernizing the dairy, particularly by building the concrete block milk house in 1939. According to the *Jersey Bulletin*, the seven-room milk house was "Equipped with the most sanitary bottling apparatus, a cooling unit, complete washing and sterilizing facilities, and the first sealing machine of its kind ever brought into Colorado." By 1943, Marden's dairy had become the first certified dairy in the state of Colorado, meaning the milk was of exceptionally high quality and flavor and had a low bacteria count. The dairy barns contained "hospital rooms...private maternity rooms and an examination ward, where the cows receive[d] frequent physical examinations. During World War II, the Mardens had a contract with the army that called for 4,000 quarts of milk a day. The meadow to the south east of the barns (before the pond existed) was used as grazing land for the cows. Marden employed a number of dairy helpers and housed them in dwellings with "modern equipment with electricity, water pressure, and bathroom appointments." Local Jack McDonald suggested that the lodge (#3) was used for meals for the dairy helpers, and the small cabin to across the road to the south at 1080 Highway 7 Business Route was used as sleeping quarters. Martin Marden contracted Henry Dannels to build the Ferncliff Lodge up the hill to the north of the dairy. This eventually became part of the Ferncliff dairy, then later known as the Lazy H Guest Ranch.

The dairy was purchased by Violet and Clinton Baker in 1946. The Bakers operated the ranch until 1952. In the mid-1960s, the dairy was purchased by Don and Eileen Kvals. The couple eventually acquired many properties in Ferncliff, turning the area into a resort that offered a supermarket, liquor store, laundromat, a motel, rental cabins, a gas station, and a fishing pond.

2. Location

Address(s): Parcel II, Ferncliff Subdivision Exemption, part of previously addressed 1085 Hwy 7 Business Route, Unincorporated Boulder County, CO 80540

3. Classification

Property Ownership: ___ Public x Private ___ Other

Category of Property: ___ Structure x Site ___ District

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

5 Contributing Resources 1 Non-contributing Resources

Narrative Describing Classification of Resources:

Milky Way cabin, Ponderosa cabin, large barn, small barn, fish house

4. Function or Use

Historic Functions: residential, dairy ranch

Current Functions: residential / vacant

5. Description

Narrative Describing Resource: taken from Architectural Inventory Form

Ponderosa Cabin (#5):

This cabin is a log structure with a rectangular plan. The entrance is on the south elevation (façade) marked by a covered porch at the southeast corner. The cabin sits on a stone foundation and has a hipped roof with metal roofing. A flume exits the roof near the southwest corner. The entrance was unable to be viewed at the time of the survey, as the porch was enclosed with curtains. On the south elevation, a large picture window sits to the left of the entrance. An addition with vertical wood paneling wraps around the north side (rear) of the cabin and makes up a portion of the east and west elevations of the cabin. On the east elevation there are two aluminum windows on the addition portion. On the west elevation is a similar aluminum frame window on the addition, and two wood frame windows with 4 lights on the original portion of the cabin. The north elevation was unable to be viewed at the time of the survey.

Milk House (Milky Way) (#6):

The milk house sits just east of the Ponderosa Cabin. The milk house is a 1-story L-shaped building and sits on a partial concrete and stone foundation. It has a gabled roof, exposed rafters, and has composite shingle roofing. A metal flume exits the roof on the south side of the east gable. The building is composed of painted blocks composed of terra cotta, although this is only on the original western portion of the building. The eastern portion, an addition, is a frame structure clad in asphalt roll siding. The building has a couple entrances, but the façade should be considered the east elevation, marked with two door openings (one is boarded shut) and a small wood frame 4-light window. The entrance is hung with a traditional 5-panel wood door and decorative wood frame storm door. The north elevation features a wood frame 4-light window, and an additional entrance.

Dairy Barns (#7 & #8):

The barns are composed of two different structures situated closely together and both oriented to the south. The larger of the two is on the west side. Both barns are wood frame structures with front gable roofs, metal roofing, vertical wood siding, and concrete foundations. On the south (façade) elevation of the large barn, there are two entrances, both hung with hinged vertical wood panel doors, and an additional loft opening hung with a similar door. There are four small window openings, all boarded with plywood. The west elevation of the large barn has a small fixed window, and two entrances hung with the same hinged vertical wood panel door seen on the south elevation. The north elevation of the large barn has 5 fixed 9-light windows across the ground level of the barn, and a loft door on the gable front. Two beams, one with an attached cable, extend out from underneath the eaves on either side of the roof peak and are possibly the remains of a hay-carrying pulley system. Along the northeast corner of the larger barn are the collapsed remains of an open lean-to shed that probably had a shed style roof supported by posts. The east elevation of the large barn features an entrance hung with a vertical wood panel door, and two fixed 9-light windows on either side. An additional small opening is at the south end of the east elevation and closed with plywood.

The façade (south elevation) of the small barn features a sliding door on a metal track that occupies nearly half of the facade, and two small window openings closed with plywood. On the gable front is a loft opening covered with a vertical wood panel door. Both the north and east elevations of the small

barn are featureless.

Fish house (#10):

Located at the north end of the pond, the fish house is a small gable front structure with overhanging eaves, exposed rafters, board and batten siding, and exposed concrete foundation. The main entrance is on the south elevation, marked by a blue-painted door with an overhang and small set of wood stairs with 4 treads. The west elevation features a large window opening composed of two fixed windows at the end and two 6-lite windows in the center. There are no features on the north elevation (rear). The west elevation has an additional entrance, hung with a door composed of 3 horizontal panels at bottom a glass panel on the upper half. A fixed picture window is to the right of the entrance. The west elevation entrance likely once had a set of stairs for access.

6. Statement of Significance

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

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

Areas of Significance: Agriculture/Ranching; Entertainment/Recreation

Period of Significance: 1909 - 1946

Significant Dates:

Significant Persons: James N. Webber, Bessie N. Parsons, Scott and Bertha Vanatta

7. Bibliographical References

From Architectural Inventory Form:

"Allenspark." Longmont Ledger (1922 July 14). www.coloradohistoricnewspapers.org
"Allenspark." Longmont Ledger (1922 Sept 1). www.coloradohistoricnewspapers.org
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Estes Park Trail, 1922. <http://eparkhives.com/newspapers.php>
"Ferncliff Ranch." Carnegie Library for Local History, Boulder www.localhistory.boulderlibrary.org.
"Jas. Webber Dies in Longmont; Ill Only Short Time," (1925 Jul 9) *Daily Times*, www.coloradohistoricnewspapers.com.
Knowlton, Lorna and Edie DeWeese. *Weaving Mountain Memories*. Allenspark Wind, 2014.
McDonald, Jack. Interview. December 12, 2018.

8. Geographical Data

Legal Description of Property: TBD pending final Subdivision Exemption (parcel II)

Boundary Description: entire lot, TBD parcel II of Subdivision Exemption

Boundary Justification: boundary includes entire lot

9. Property Owner(s)

Name: Kenneth K. Kvols (Donald R. Kvols Trust)

Signature:

Address: 7220 Baker Rd., Black Forrest, CO 80908

Date:

Phone: 719-330-2112

E-Mail: kenkvols@gmail.com

10. Form Prepared By:

Name: Danielle Lynn

11. Photos, Maps, and Site Plan

Address: *PO Box 1698, Lyons, CO 80540*

Phone: 303-947-2497

E-Mail: DanielleLynn303@gmail.com

See attached.

For Office Use Only

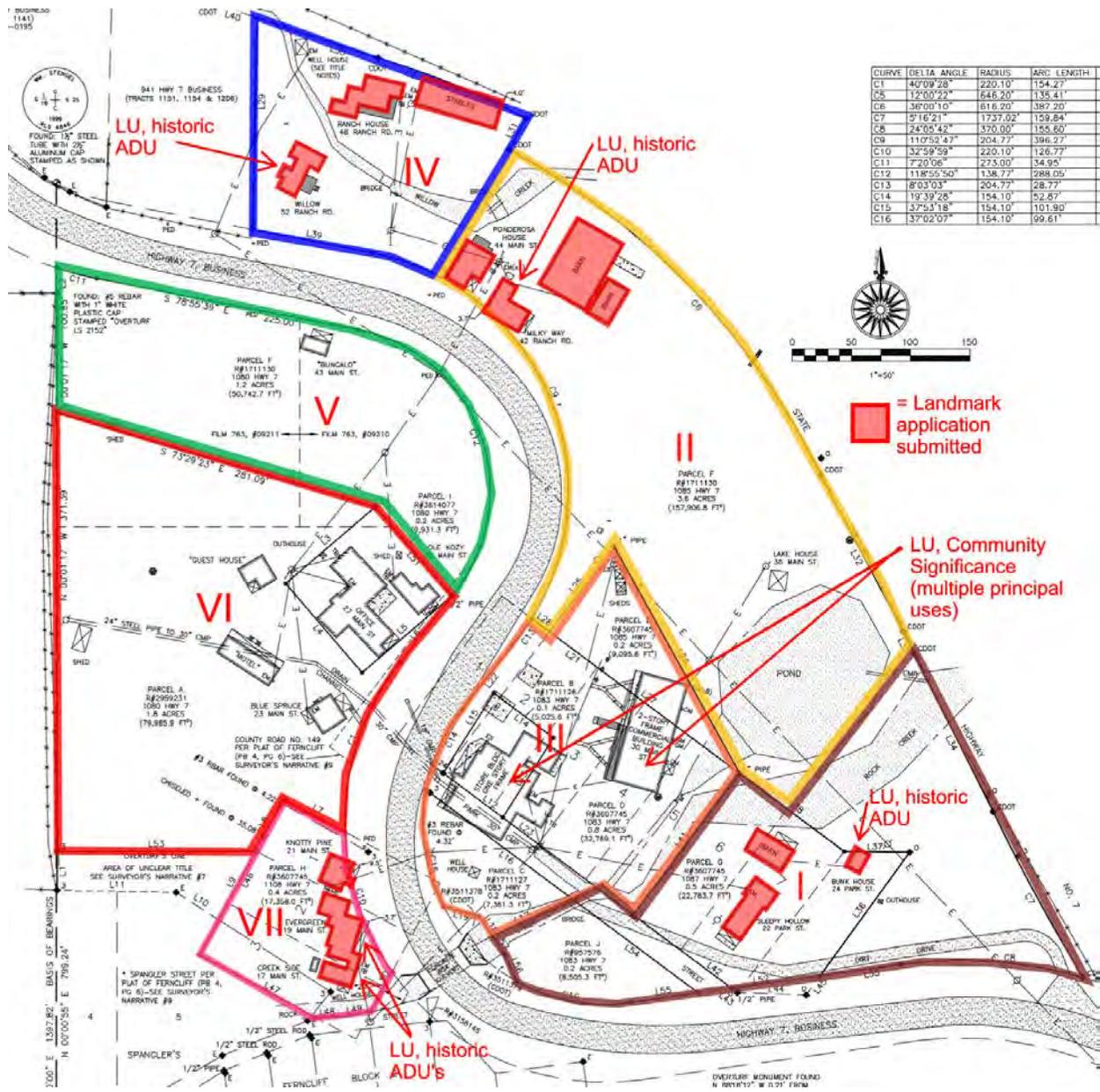
Docket Number:

Assessor ID:

Parcel Number:

Application Date:

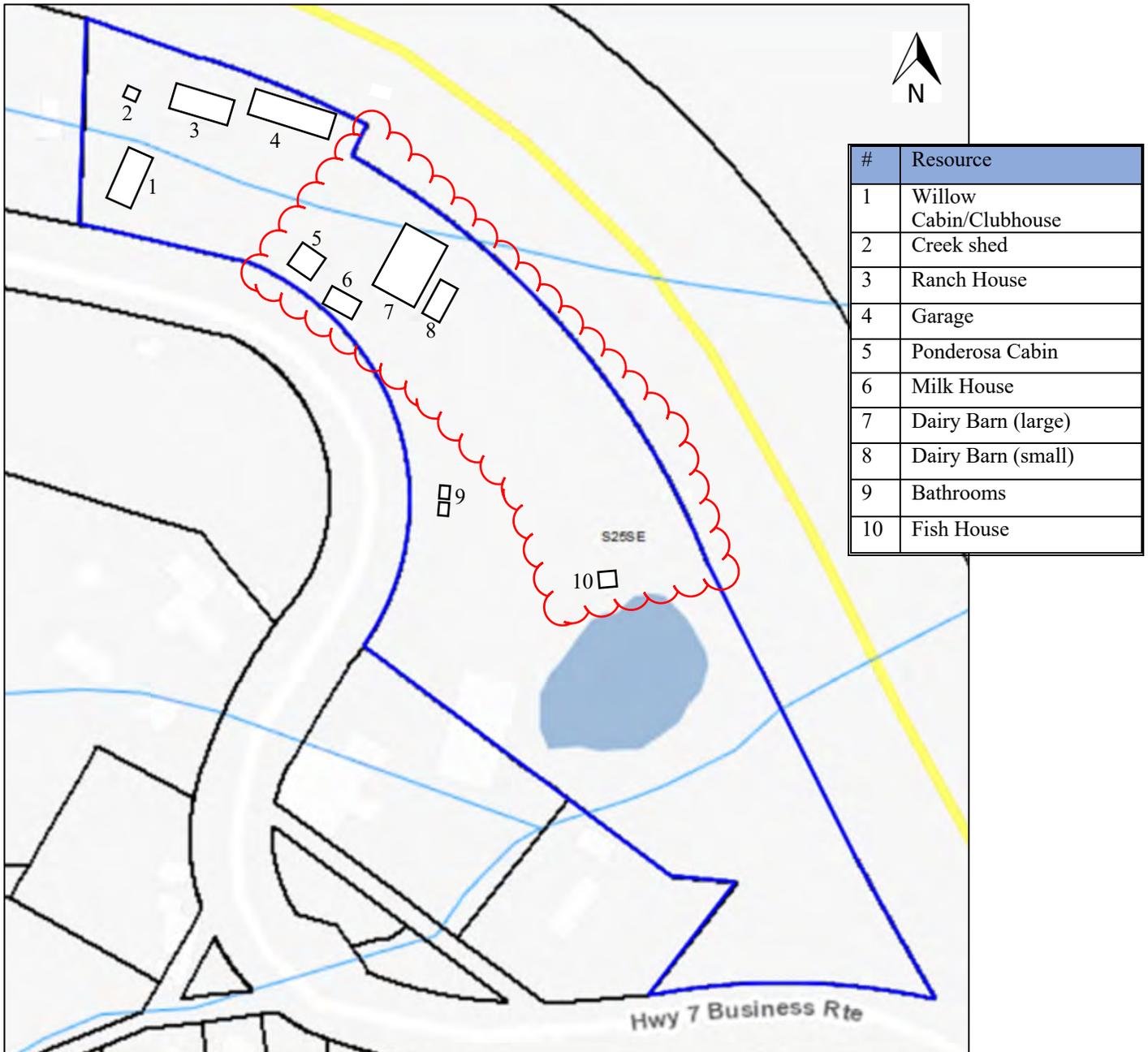
Proposed Map of Ferncliff Subdivision Exemption: This application is for Parcel II



Sketch Map

Address: 1085 Hwy 7 Business Route

Site Number: 5BL.14014



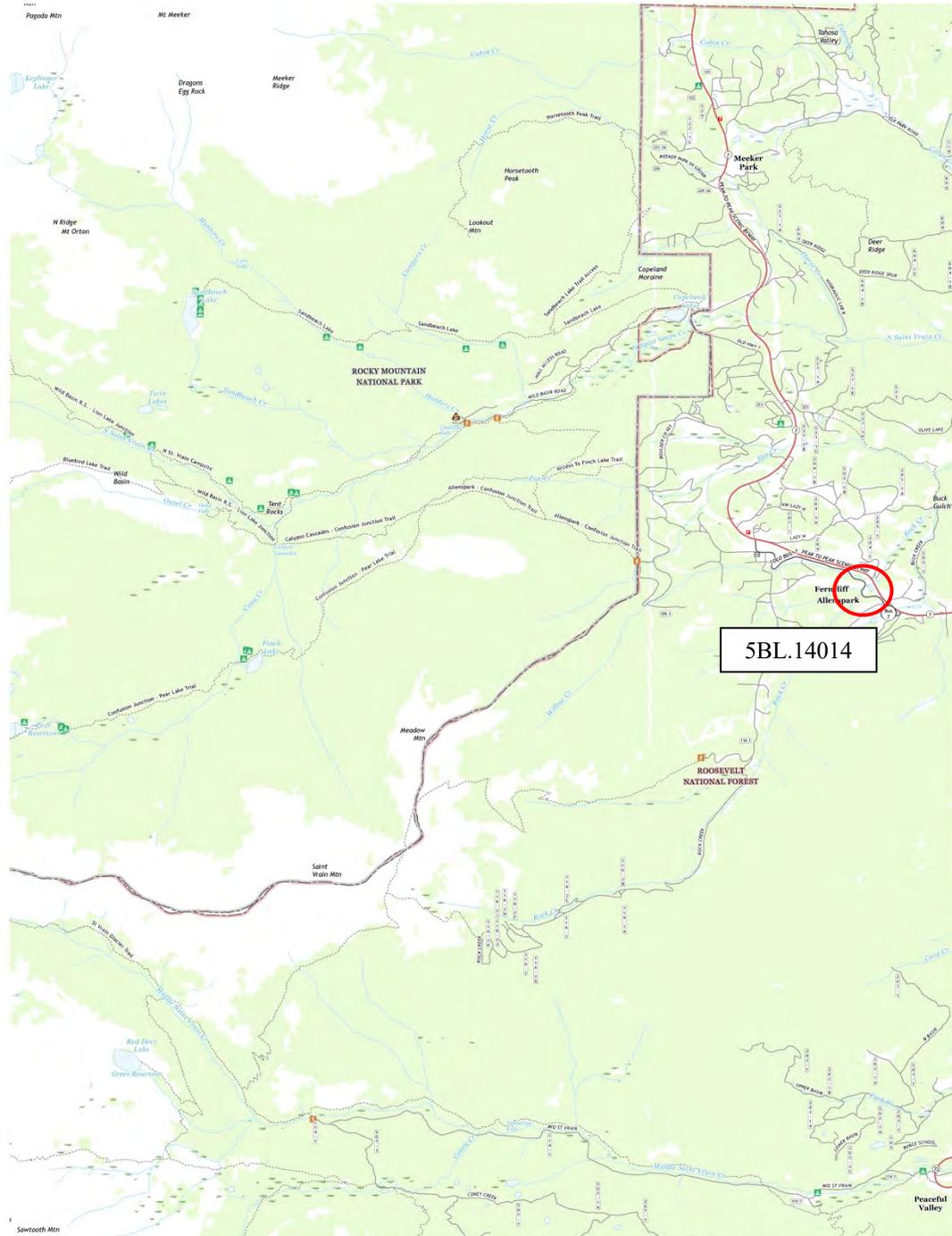
USGS TOPO Map



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



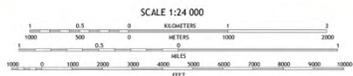
ALLENSPARK QUADRANGLE
COLORADO-BOLDER CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:50,000 Meter Grid Universal Transverse Mercator Zone 13E
10 000 Meter Grid Colorado Coordinate System of 1983 (North
Zone)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private land within government
jurisdiction may not be shown. Obtain permission before
entering private lands.

Map Data:
Imagery: Digital Numbers (DN) October 2012
Roads: National Road Inventory (NRI) 2010
Road within US Forest Service Lands: Forest Service
with National Forest Service updates, 2012
Name: National Geographic Names (NGN) 2010
Hydrography: National Hydrography Dataset, 2010
Contour: National Contour Dataset, 2002
Boundary: Multiple sources; see metadata file 1972 2014
Public Land Survey System: BLM, 2011
Wetlands: FWS National Wetlands Inventory 1977-2014



SCALE 1:24 000
KILOMETERS
METERS
FEET
CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

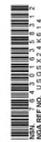


ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
US Primary Route	FS Passenger Route
FS Primary Route	FS High Clearance Route

Check with local Forest Service unit
for current travel conditions and restrictions.

ALLENSPARK, CO
2016



Resource Number: 5BL. 14014
Ponderosa Cabin (#5), Southeast corner



Ponderosa Cabin (#5), west elevation



Resource Number: 5BL. 14014
Milk House (#6), southwest corner



Milk House (#6), east elevation



Resource Number: 5BL. 14014
Milk House (#6), northeast corner



Large barn (#7), south elevation (façade)



Resource Number: 5BL. 14014
Large barn (#7), east elevation



Large barn (#7), north elevation



Resource Number: 5BL. 14014
Large barn (#7), southwest corner



Small barn (#8), south elevation (façade)



Resource Number: 5BL 14014
Small barn (#8), east elevation



Small barn (#8), north elevation



Resource Number: 5BL. 14014
Fish House (#9), west elevation



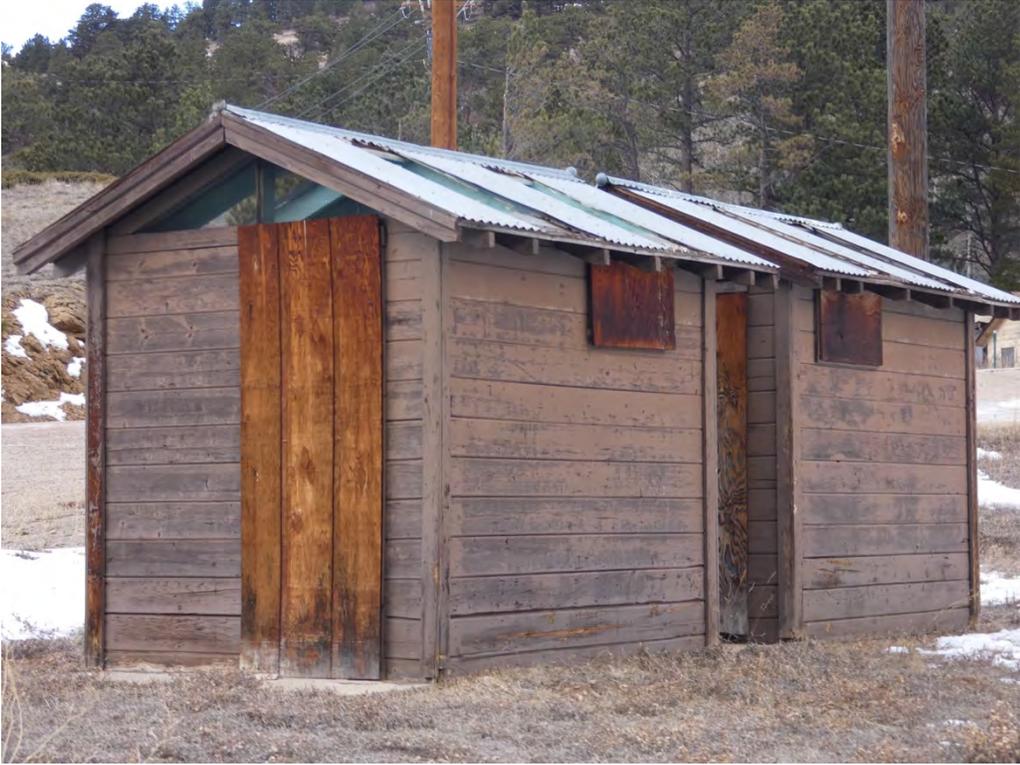
Fish House (#9), north elevation



Resource Number: 5BL. 14014
Fish House (#9), northeast corner



Bathrooms (#10), southeast corner



Bathrooms (#10), northwest corner



Resource Number: 5BL. 14014

Additional Photographs:

Photo of Lodge (#3), undated:



Photo from “Ferncliff Ranch,” 1900-1940, Boulder Carnegie Library for Local History <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A19819>:





Boulder County Land Use Department
 Annex Building - 13th and Spruce Streets - Boulder
 PO Box 471 - Boulder, CO 80306
 (303) 441-3930, phone (303) 441-4856, fax

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: Ferncliff Dairy Lodge
Other Names: *Willow Cabin & Ranch House*

Historical Narrative: taken from Architectural Inventory Form

The cabin at 1080 Highway 7 Business Route was once part of James (Jimmy) N. Webber’s homestead (not part of this parcel). Jimmy arrived in Colorado from New York in the early 1900s and was farming south of Allenspark by 1910. He received a homestead patent for 160 acres in 1914. The lodge (#3) and barns (#7 and #8, not on this parcel) were possibly built during Webber’s ownership. The lodge might’ve served as Jimmy’s main residence. Jimmy’s uncle, John A. Webber, was responsible for platting the town of Ferncliff in 1910, containing a 3-block area surrounding Rock Creek and Highway 7 Business Route, which bordered to the south of Jimmy’s land.

Jimmy sold the homestead in 1917 to Besse Noel (Randall) Parsons, the wife of Boulder park ranger Martin Parsons. Besse Noel was born in Iowa in 1876 but grew up in Longmont. In 1898, she married John W. Randall in Council Bluffs, Iowa, but returned to Colorado around 1915. She made her home in Boulder with Martin Parsons and his mother, Mary. Martin and Besse were married in 1917. The marriage announcement in the *Daily Camera* said that the newlywed couple was to “go as soon as weather permits to Allenspark, where they will make their home on [Martin’s] ranch.” Martin Parsons owned a sizeable amount of land in the Allenspark area. He and Besse added to it 1916 with the purchase of 650 acres from O.E. Webber (Jimmy’s cousin that ranched east of Allenspark), and Jimmy’s Ferncliff land in 1917. According to “Weaving Mountain Memories,” the Parsons operated a dairy and store on their land in Ferncliff, further suggesting that the barns and Lodge were already constructed by the time of the Parson’s 1917 ownership.

In 1919, Bessie Parsons sold the land to Scott and Bertha Vanatta. The Vanattas added on to the Ferncliff dairy operation, and were possibly responsible for the construction the Ponderosa cabin (#5, not on this parcel), which may have served as their main residence during the 1920s. Their son Clay and daughter-in-law Gladys continued the business once Scott and Bertha retired. The Vanatta’s were long-term residents of Ferncliff, and several of the buildings in the Ferncliff area were once owned by them if not constructed during their ownership. The meadow to the east of Turkey Rock was named “Clay’s Meadow” after their son. The Vanattas also built the cabins to the west of the dairy operation at 935 Highway 7 Business Route and 941 Highway 7 Business Route. In the early 1920s the two lots were sold to Henry Dannels and Shelby Dannels, respectively. Ferncliff deed records are confusing at best, but a portion of the Ferncliff dairy land was sold to Shelby and Henry Dannels in the mid-1920s. Shelby built and operated a garage in the area, and Henry, along with his step-brother Will Noyes, built “a new barn at Ferncliff to care for their newly established saddle horse and livery business” in 1922. Their livery may have been the shed-roof structure that was located to the east of the barns. Henry also operated a sawmill in the Ferncliff area. Henry and Shelby’s parents, Mary and David K. Dannels, were owners and operators of the Red Wing Inn

to the south at 1080 Highway 7 Business Route. The Dannels homesteaded the present site of Meadow Mountain Girl Scout Camp, north of Allenspark, in 1896.

In 1939, the Vanattas and the Dannels sold the Ferncliff dairy to Ruby and Michael Marden. An article about the Marden's dairy operation appeared in the *Jersey Bulletin* in 1943. It notes that when the Marden's purchased the dairy, it consisted of a barn with 13 stanchions and 13 cows, a house and sheds. The Marden's immediately set about adding to and modernizing the dairy, particularly by building the concrete block milk house in 1939 (not on this parcel). According to the *Jersey Bulletin*, the seven-room milk house was "Equipped with the most sanitary bottling apparatus, a cooling unit, complete washing and sterilizing facilities, and the first sealing machine of its kind ever brought into Colorado." By 1943, Marden's dairy had become the first certified dairy in the state of Colorado, meaning the milk was of exceptionally high quality and flavor and had a low bacteria count. The dairy barns contained "hospital rooms...private maternity rooms and an examination ward, where the cows receive[d] frequent physical examinations. During World War II, the Mardens had a contract with the army that called for 4,000 quarts of milk a day. The meadow to the south east of the barns (before the pond existed) was used as grazing land for the cows. Marden employed a number of dairy helpers and housed them in dwellings with "modern equipment with electricity, water pressure, and bathroom appointments." Local Jack McDonald suggested that the lodge (#3) was used for meals for the dairy helpers, and the small cabin to across the road to the south at 1080 Highway 7 Business Route (not on this parcel) was used as sleeping quarters. Martin Marden contracted Henry Dannels to build the Ferncliff Lodge up the hill to the north of the dairy. This eventually became part of the Ferncliff dairy, then later known as the Lazy H Guest Ranch.

The dairy was purchased by Violet and Clinton Baker in 1946. The Bakers operated the ranch until 1952. In the mid-1960s, the dairy was purchased by Don and Eileen Kvols. The couple eventually acquired many properties in Ferncliff, turning the area into a resort that offered a supermarket, liquor store, laundromat, a motel, rental cabins, a gas station, and a fishing pond.

2. Location

Address(s): Parcel IV, Ferncliff Subdivision Exemption, part of previously addressed 1085 Hwy 7 Business Route, Unincorporated Boulder County, CO 80540

3. Classification

Property Ownership: ___ Public x Private ___ Other

Category of Property: ___ Structure x Site ___ District

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

3 Contributing Resources 1 Non-contributing Resources

Narrative Describing Classification of Resources:

Willow Cabin, Ranch House and garage

4. Function or Use

Historic Functions: residential, dairy ranch

Current Functions: residential / vacant

5. Description

Narrative Describing Resource: taken from Architectural Inventory Form

Willow Cabin/Clubhouse (#1)

This cabin has a partial gabled-L floorplan and is oriented to the east. It has an exposed cinderblock foundation, horizontal wood siding, a roof overhang, and composite shingle roofing. The entrance on the east elevation is marked by a covered porch accessed by a wood staircase with 5 treads. There are two 5-panel stile and rail doors. A 4-light single-hung wood frame window is situated to the left of the entrance, and a large picture window flanked by two casement windows is situated to the right of the entrance. An additional single hung window is situated underneath the gable front on the east elevation. There are two single-hung windows on the north elevation. The west elevation has a woodframe single-hung window and a small sliding window. A cinder block chimney that tapers outward toward the bottom is also on the west elevation, located near the southwest corner of the house. The south elevation has a pair of 4-light single hung windows centered under the gable.

Lodge (#3)

The lodge is situated just northeast of the Willow cabin. The lodge is primarily a log cabin structure with additions on the east, north, and west sides. The original portion of the cabin has a gabled-L shape and is oriented to the south. The building has composite shingle roofing, and the log siding is painted a light yellow. All windows on the log cabin portion are wood frame single hung windows with 4-lights and have green-painted trim. A porch with wooden posts wraps around the south and east sides of the log cabin. The entrance on the south elevation is hung with a wood door with 15-lights and a metal storm door. A single-hung window is situated on either side the entrance. A similar window is situated under the south elevation gable, and asphalt roll siding covers the gable front. On the east elevation is a pair of single hung windows under the gable, and the gable front is sided with the same composite shingles as used on the roof. The addition at the east end of the cabin has a cinderblock foundation, horizontal wood siding, and a shed style roof. And entrance is situated on the south side of the addition, and a pair of 6-light wood frame windows is on the east elevation. The addition continues around to the north elevation (rear) and features more of the exposed cinder block foundation, and a combination of horizontal and vertical wood siding. There are three wood frame windows with 6-lights. Part of the original log cabin is exposed at the northwest corner. The only feature is a window opening covered with plywood. The west elevation features a small addition with round log siding and a gabled roof with exposed rafters. The addition is mostly featureless, with the exception of an entrance on the south elevation hung with a wooden slab door.

Garage (#4):

The garage is located to the east of the Ranch House. The garage has a rectangular plan. It sits on a concrete foundation, has horizontal wood siding, and a low-pitch side gable roof. There are four sectional roll-up doors along the south elevation. There are two metal doors on the east elevation, and two boarded-up openings on the west elevation. There are no features on the north elevation.

6. Statement of Significance

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

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

Areas of Significance: Agriculture/Ranching; Entertainment/Recreation

Period of Significance: 1909 - 1946

Significant Dates:

Significant Persons: James N. Webber, Bessie N. Parsons, Scott and Bertha Vanatta

7. Bibliographical References

From Architectural Inventory Form:

"Allenspark." Longmont Ledger (1922 July 14). www.coloradohistoricnewspapers.org

"Allenspark." Longmont Ledger (1922 Sept 1). www.coloradohistoricnewspapers.org
Ancestry.com searches.

Boulder County Assessor Records (online).

Boulder County Clerk & Recorder Records (online). Deeds 90123052, 90141632, 90359296, 90369215, 90435743.

Brown, R.H. "Michael Marden of Ferncliff Dairy." *The Jersey Bulletin*, vol. 62, part 1. <https://books.google.com>

Bureau of Land Management. "Webber, James N." *General Land Office Records*. <http://gloreCORDS.blm.gov>

"Donald Richard Kvols of Black Forest, CO passed away on October 7, 2017. He was 88 years old." <https://www.dignitymemorial.com/obituaries/colorado-springs-co/donald-kvols-7595196>.

Estes Park Trail, 1922. <http://eparkhives.com/newspapers.php>

“Ferncliff Ranch.” Carnegie Library for Local History, Boulder
www.localhistory.boulderlibrary.org.

“Jas. Webber Dies in Longmont; Ill Only Short Time,” (1925 Jul 9) *Daily Times*,
www.coloradohistoricnewspapers.com.

Knowlton, Lorna and Edie DeWeese. *Weaving Mountain Memories*. Allenspark Wind, 2014.
McDonald, Jack. Interview. December 12, 2018.

8. Geographical Data

Legal Description of Property: TBD pending final Subdivision Exemption (parcel IV)

Boundary Description: entire lot, TBD parcel IV of Subdivision Exemption

Boundary Justification: boundary includes entire lot

9. Property Owner(s)

Name: Kenneth K. Kvols (Donald R. Kvols Trust)

Signature:

Address: 7220 Baker Rd., Black Forrest, CO 80908

Date:

Phone: 719-330-2112

E-Mail: kenkvols@gmail.com

10. Form Prepared By:

Name: Danielle Lynn

Address: PO Box 1698, Lyons, CO 80540

Phone: 303-947-2497

E-Mail: DanielleLynn303@gmail.com

11. Photos, Maps, and Site Plan

See attached.

For Office Use Only

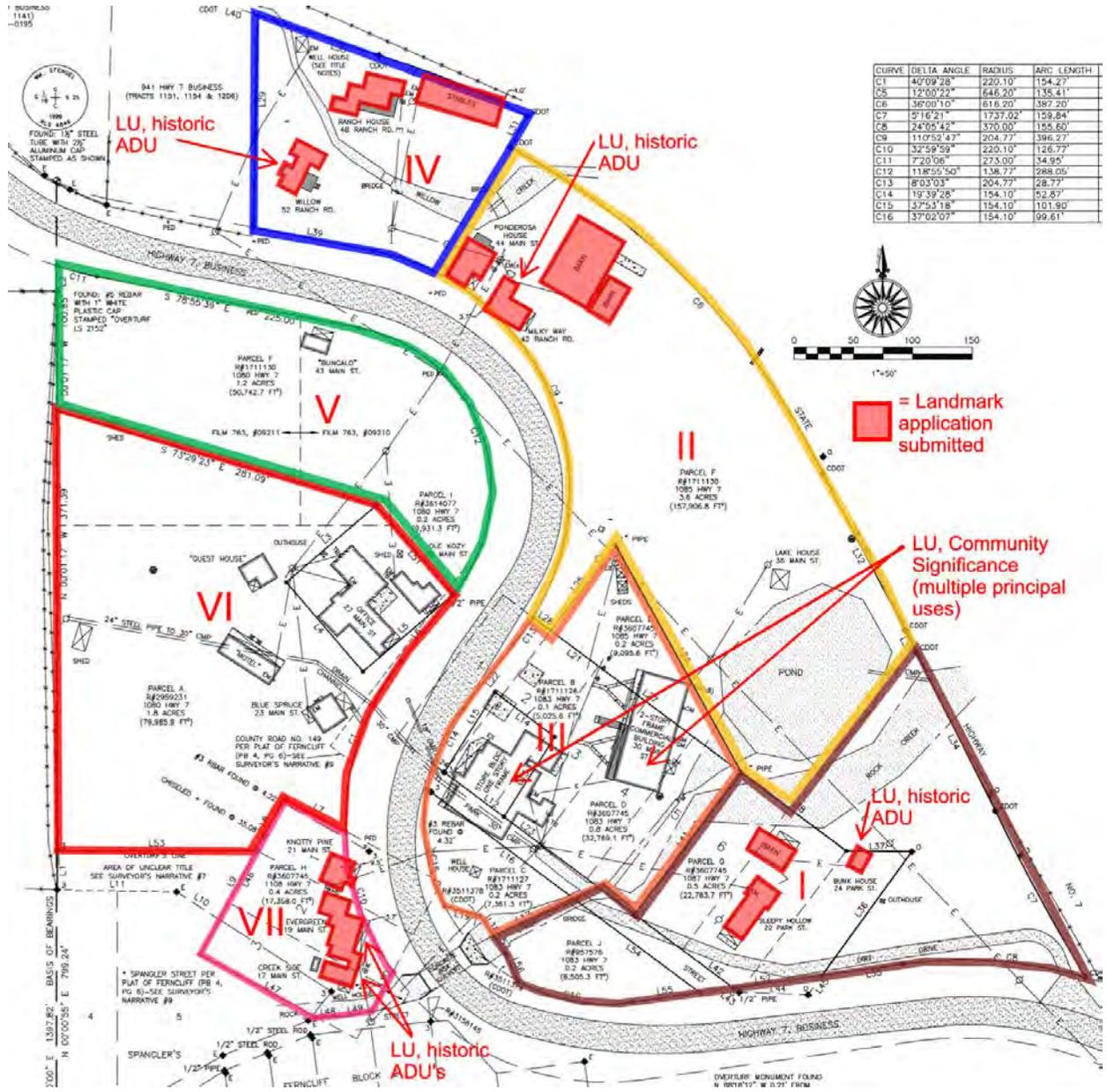
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Assessor ID:

Parcel Number:

Application Date:

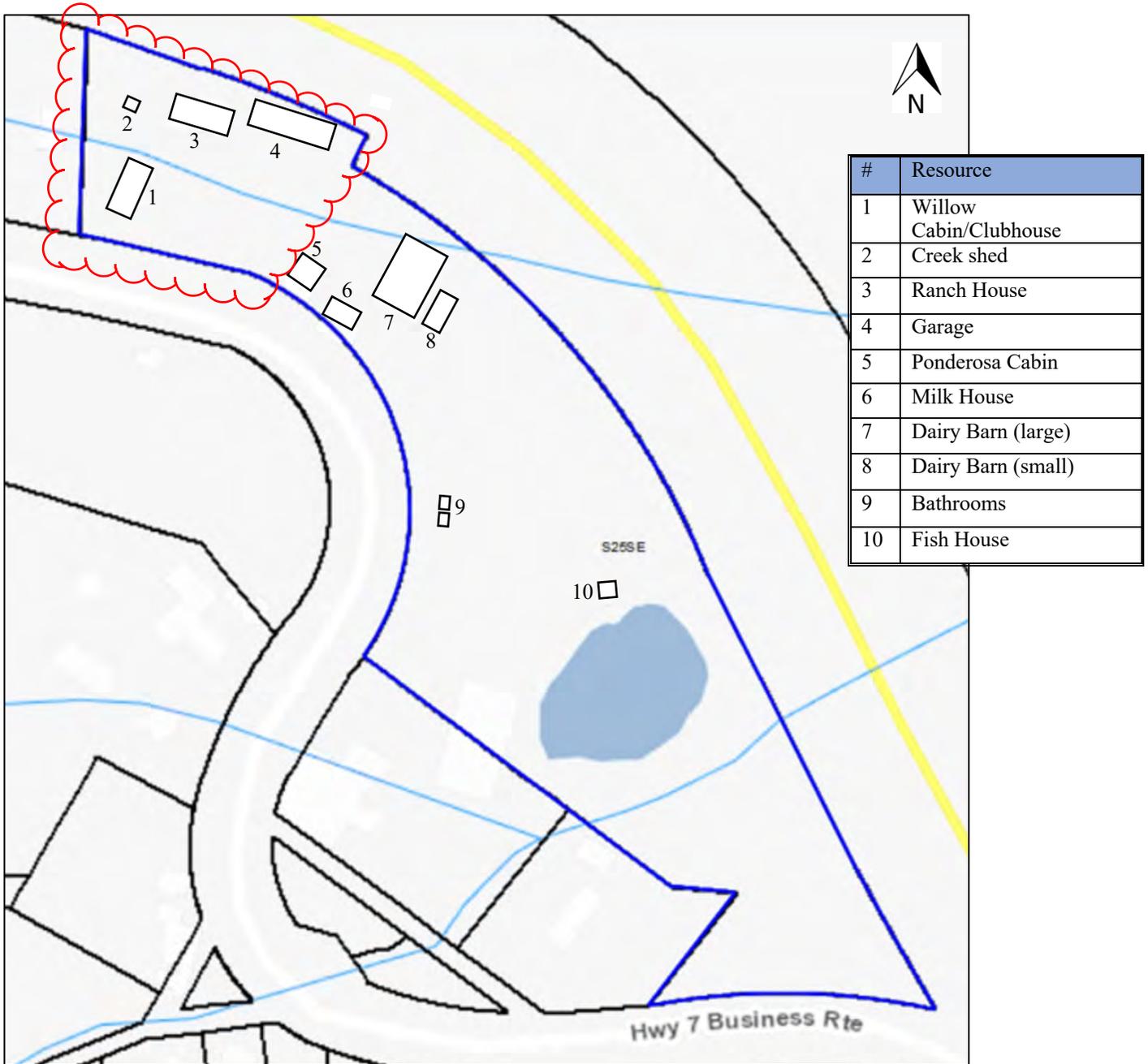
Proposed Map of Ferncliff Subdivision Exemption: This application is for Parcel IV



Sketch Map

Address: 1085 Hwy 7 Business Route

Site Number: 5BL.14014



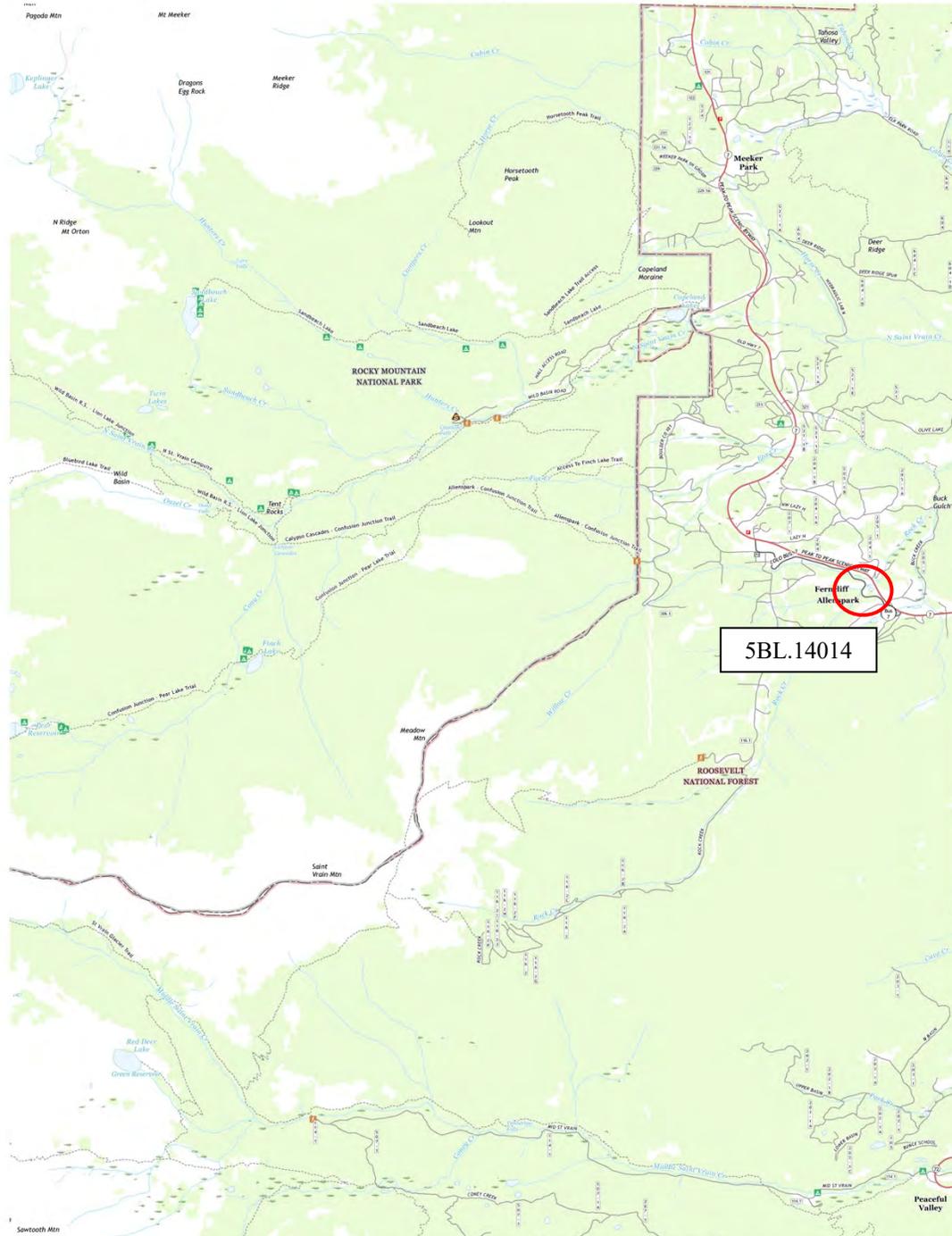
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U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



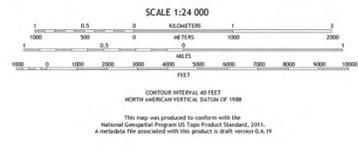
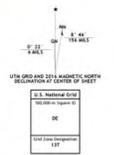
ALLENSPARK QUADRANGLE
COLORADO-Boulder CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:50,000 Meter UTM Universal Transverse Mercator Zone 13T
10 000 Meter UTM Colorado Coordinate System of 1983 (North
Zone)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private land within government
jurisdiction may not be shown. Obtain permission before
entering private land.

Map Data:
Base Map: U.S. Geological Survey, 2014
Roads: U.S. Forest Service, 2014
Hydrography: National Hydrography Dataset, 2011
Contours: National Elevation Dataset, 2011
Public Land Survey System: 1816, 1891, 1916, 1921, 1926, 1931, 1936, 1941, 1946, 1951, 1956, 1961, 1966, 1971, 1976, 1981, 1986, 1991, 1996, 2001, 2006, 2011, 2014

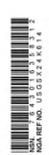


ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
US Primary Route	FS Passenger Route
FS Primary Route	FS High Clearance Route

Check with local Forest Service unit
for current travel conditions and restrictions.

ALLENSPARK, CO
2016



Photographs

Willow Cabin (#1), east elevation (façade)



Willow Cabin (#1), north elevation



Resource Number: 5BL. 14014
Willow Cabin (#1), southwest corner



Willow Creek Shed (#2), view looking north



Resource Number: 5BL. 14014
Lodge (#3), southeast corner



Lodge (#3), west elevation



Resource Number: 5BL. 14014
Lodge (#3), northwest corner



Lodge (#3), north elevation



Resource Number: 5BL. 14014

Garage (#4), south elevation (façade)



Garage (#4), east elevation



Resource Number: 5BL. 14014
Garage (#4), north elevation



Garage (#4), west elevation



Additional Photographs:

Photo of Lodge (#3), undated:



Photo from “Ferncliff Ranch,” 1900-1940, Boulder Carnegie Library for Local History <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A19819>:





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BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: *Creek Side, Evergreen, Knotty Pine*

Other Names:

Historical Narrative: taken from Architectural Inventory Form

The earliest owner found for the Creekside cabin is Scott and Bertha Vanatta, who acquired it in the late 1910s, although the cabin was presumably already built by then. Photos and other records seem to suggest that the Vanattas either lived in a log cabin near the Ferncliff Dairy or in a log cabin that was just north of the Creekside cabin (no longer in existence). The Creekside cabin may have served as a rental property for the Vanattas.

In 1922, the cabin was sold to Harry and Lydia Barker of Kansas. Harry (or Henry) and Lydia operated a tourist camp in Norton County, Kansas. In 1934, the Creekside was sold to Beatrice Lucock, wife of Robert Lucock of Denver. At the time of the 1940 U.S. Census, Lucock was working as a laborer on the "air field project." Prior to then, Robert was a janitor for an apartment building in Denver. Directories show that the Lucocks lived in Denver while they owned the Ferncliff cabin, suggesting that it was used for vacations or during the summer. Beatrice died in Erie in 1945, and Richard sold the property that same year.

Charles Hobbs, the next owner of the Creekside cabin, lived in Erie, Colorado where he worked as a coal miner. In 1940, the U.S. Census listed Charles' occupation as a "motor man" for a coal mine. In 1958, the cabin was sold to Roy and Ruth Hagan.

The background of the Knotty Pine cabin begins when Richard Lucock sold the property to Melvin E. Longfellow in 1949, the year the cabin was constructed. Melvin was a farm operator in Burlington, Colorado. He was born in Illinois in about 1880 and married Winifred Gregg in 1906. The couple had at least 3 children. In 1962, the Longfellows sold the Knotty Pine cabin to Roy and Ruth Hagan. Roy and Ruth Hagan eventually became owners of Lots 1-3 in Block 1 of Ferncliff. Roy worked as a Greyhound bus driver in Des Moines, Iowa. Both Roy and Ruth were born in about 1900 in Iowa. The two were married in 1920. By the early 1960s, Roy and Ruth Hagan were in ownership of the entire 1108 Highway 7 Business Route property, and it was under their ownership when the majority of modifications to the cabins took place, including the addition that connected/expanded the Creekside and Evergreen cabins, and the garage addition.

Origins of the Evergreen cabin are a bit unclear. Pictures suggest a small cabin may have been built between the original Creekside and Knotty Pine cabins by the late 1940s. The ownership history is unknown, although the cabin may have been considered a part of the Creekside cabin property. The Hagans sold the Creekside/Evergreen and Knotty Pine cabins in 1973 to Don and Eileen Kvols. The Kvols acquired several properties in Ferncliff throughout the 1960s and 1970s, turning the area into a resort that offered a supermarket, fishing pond, and rental cabins. The Kvols ran their Ferncliff

operations for about 35 years and retired in the early 2000s. The property is currently under the ownership of the Don R. Kvols Trust.

2. Location

Address(s): Parcel IV, Ferncliff Subdivision Exemption, 1108 Hwy 7 Business Route, Unincorporated Boulder County, CO 80540

3. Classification

Property Ownership: ___ Public x Private ___ Other

Category of Property: ___ Structure x Site ___ District

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

2 Contributing Resources ___ Non-contributing Resources

Narrative Describing Classification of Resources:

Duplex: Creek Side/Evergreen, and Knotty Pine cabin

4. Function or Use

Historic Functions: residential, dairy ranch

Current Functions: residential / vacant

5. Description

Narrative Describing Resource: taken from Architectural Inventory Form

Ponderosa Cabin (#5):

This cabin is a log structure with a rectangular plan. The entrance is on the south elevation (façade) marked by a covered porch at the southeast corner. The cabin sits on a stone foundation and has a hipped roof with metal roofing. A flume exits the roof near the southwest corner. The entrance was unable to be viewed at the time of the survey, as the porch was enclosed with curtains. On the south elevation, a large picture window sits to the left of the entrance. An addition with vertical wood paneling wraps around the north side (rear) of the cabin and makes up a portion of the east and west elevations of the cabin. On the east elevation there are two aluminum windows on the addition portion. On the west elevation is a similar aluminum frame window on the addition, and two wood

frame windows with 4 lights on the original portion of the cabin. The north elevation was unable to be viewed at the time of the survey.

Milk House (Milky Way) (#6):

The milk house sits just east of the Ponderosa Cabin. The milk house is a 1-story L-shaped building and sits on a partial concrete and stone foundation. It has a gabled roof, exposed rafters, and has composite shingle roofing. A metal flume exits the roof on the south side of the east gable. The building is composed of painted blocks composed of terra cotta, although this is only on the original western portion of the building. The eastern portion, an addition, is a frame structure clad in asphalt roll siding. The building has a couple entrances, but the façade should be considered the east elevation, marked with two door openings (one is boarded shut) and a small wood frame 4-light window. The entrance is hung with a traditional 5-panel wood door and decorative wood frame storm door. The north elevation features a wood frame 4-light window, and an additional entrance.

Dairy Barns (#7 & #8):

The barns are composed of two different structures situated closely together and both oriented to the south. The larger of the two is on the west side. Both barns are wood frame structures with front gable roofs, metal roofing, vertical wood siding, and concrete foundations. On the south (façade) elevation of the large barn, there are two entrances, both hung with hinged vertical wood panel doors, and an additional loft opening hung with a similar door. There are four small window openings, all boarded with plywood. The west elevation of the large barn has a small fixed window, and two entrances hung with the same hinged vertical wood panel door seen on the south elevation. The north elevation of the large barn has 5 fixed 9-light windows across the ground level of the barn, and a loft door on the gable front. Two beams, one with an attached cable, extend out from underneath the eaves on either side of the roof peak and are possibly the remains of a hay-carrying pulley system. Along the northeast corner of the larger barn are the collapsed remains of an open lean-to shed that probably had a shed style roof supported by posts. The east elevation of the large barn features an entrance hung with a vertical wood panel door, and two fixed 9-light windows on either side. An additional small opening is at the south end of the east elevation and closed with plywood.

The façade (south elevation) of the small barn features a sliding door on a metal track that occupies nearly half of the facade, and two small window openings closed with plywood. On the gable front is a loft opening covered with a vertical wood panel door. Both the north and east elevations of the small barn are featureless.

Fish house (#10):

Located at the north end of the pond, the fish house is a small gable front structure with overhanging eaves, exposed rafters, board and batten siding, and exposed concrete foundation. The main entrance is on the south elevation, marked by a blue-painted door with an overhang and small set of wood stairs with 4 treads. The west elevation features a large window opening composed of two fixed windows at the end and two 6-lite windows in the center. There are no features on the north elevation (rear). The west elevation has an additional entrance, hung with a door composed of 3 horizontal panels at bottom a glass panel on the upper half. A fixed picture window is to the right of the entrance. The west elevation entrance likely once had a set of stairs for access.

6. Statement of Significance

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

- the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- proposed landmark as a location of a significant local, county, state, or national event;
- the identification of the proposed landmark with a person or persons significantly

- _____ contributing to the local, county, state, or national history;
- x the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- _____ the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- _____ the proposed landmark's archaeological significance;
- _____ the proposed landmark as an example of either architectural or structural innovation; and
- _____ the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

Areas of Significance: Architecture

Period of Significance: 1949

Significant Dates:

Significant Persons: Scott and Bertha Vanatta, Roy and Ruth Hagan

7. Bibliographical References

From Architectural Inventory Form:

Ancestry.com searches.

Boulder county Assessor Records (online).

Resource Number: 5BL.14012

Boulder County Clerk & Recorder Records (online). Deeds 90123052, 90141632, 90239316, 90239700,

90359296, 90504393, 90531346, 00009559.

“Donald Richard Kvols of Black Forest, CO passed away on October 7, 2017. He was 88 years old.”

<https://www.dignitymemorial.com/obituaries/colorado-springs-co/donald-kvols-7595196>.

“Ferncliff Ranch.” Carnegie Library for Local History, Boulder

www.localhistory.boulderlibrary.org.

“Mrs. Beatrice Lucock, Erie, dies in Hospital.” (1945 Jul 12) *Louisville Times*,

www.coloradohistoricnewspapers.com.

“Mountain Cabins at Ferncliff.” Longmont Museum Photo Collection.

<https://longmont.pastperfectonline.com/photo/901127A9-A4FF-461F-A612-294149351180>

Knowlton, Lorna and Edie DeWeese. *Weaving Mountain Memories*. Allenspark Wind, 2014.

8. Geographical Data

Legal Description of Property: TBD pending final Subdivision Exemption (parcel VII)

Boundary Description: entire lot, TBD parcel VII of Subdivision Exemption

Boundary Justification: boundary includes entire lot

9. Property Owner(s)

Name: Kenneth K. Kvols (Donald R. Kvols Trust)

Signature:

Address: 7220 Baker Rd., Black Forrest, CO 80908

Date:

Phone: 719-330-2112

E-Mail: kenkvols@gmail.com

10. Form Prepared By:

Name: Danielle Lynn

Address: PO Box 1698, Lyons, CO 80540

Phone: 303-947-2497

E-Mail: DanielleLynn303@gmail.com

11. Photos, Maps, and Site Plan

See attached.

For Office Use Only

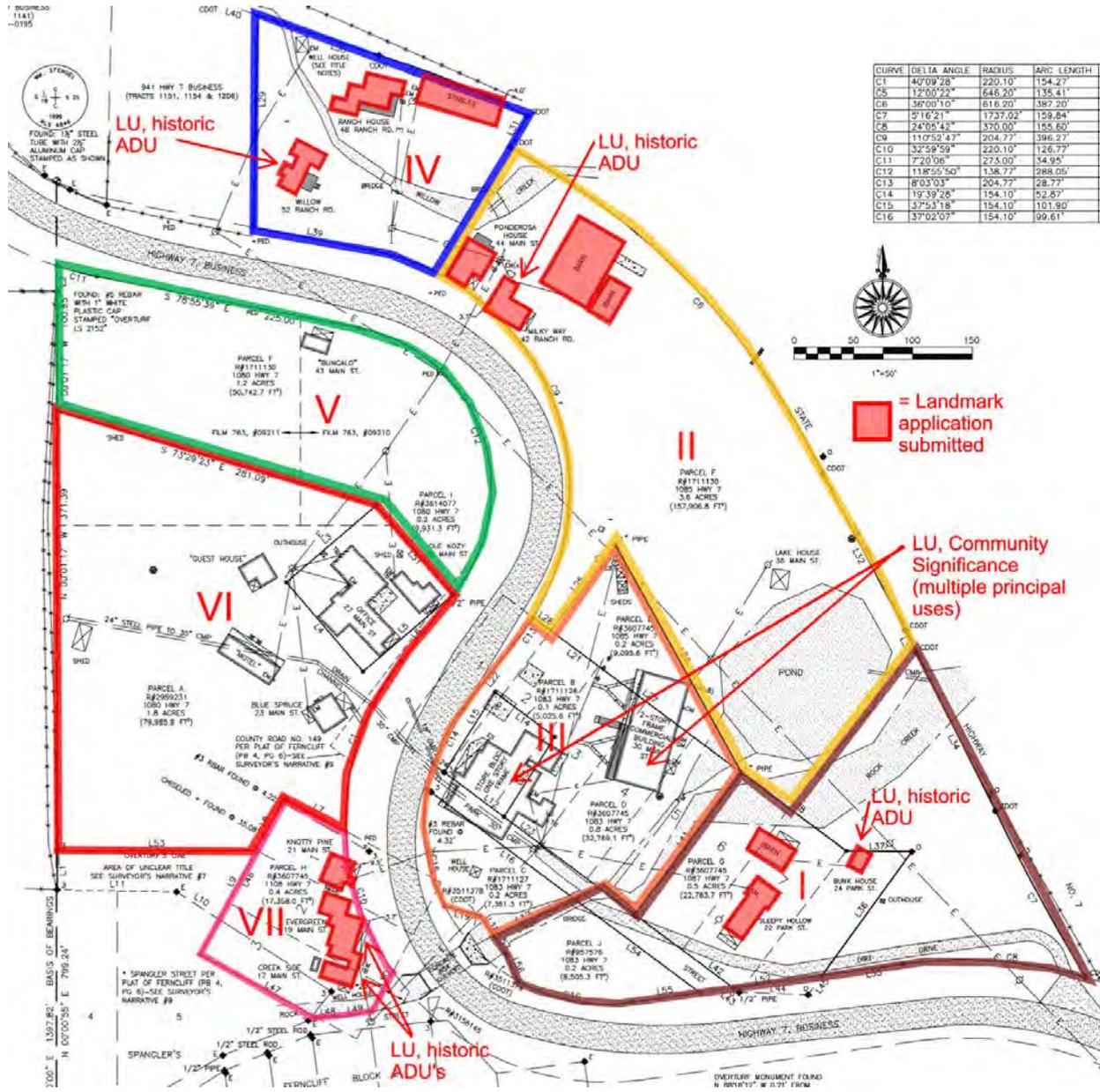
Docket Number:

Assessor ID:

Parcel Number:

Application Date:

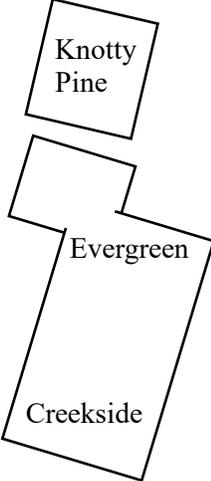
Proposed Map of Ferncliff Subdivision Exemption: This application is for Parcel VII



Resource Number: 5BL.14012

Sketch Map

Address: 1108 Hwy 7 Business Route
Site Number: 5BL.14012



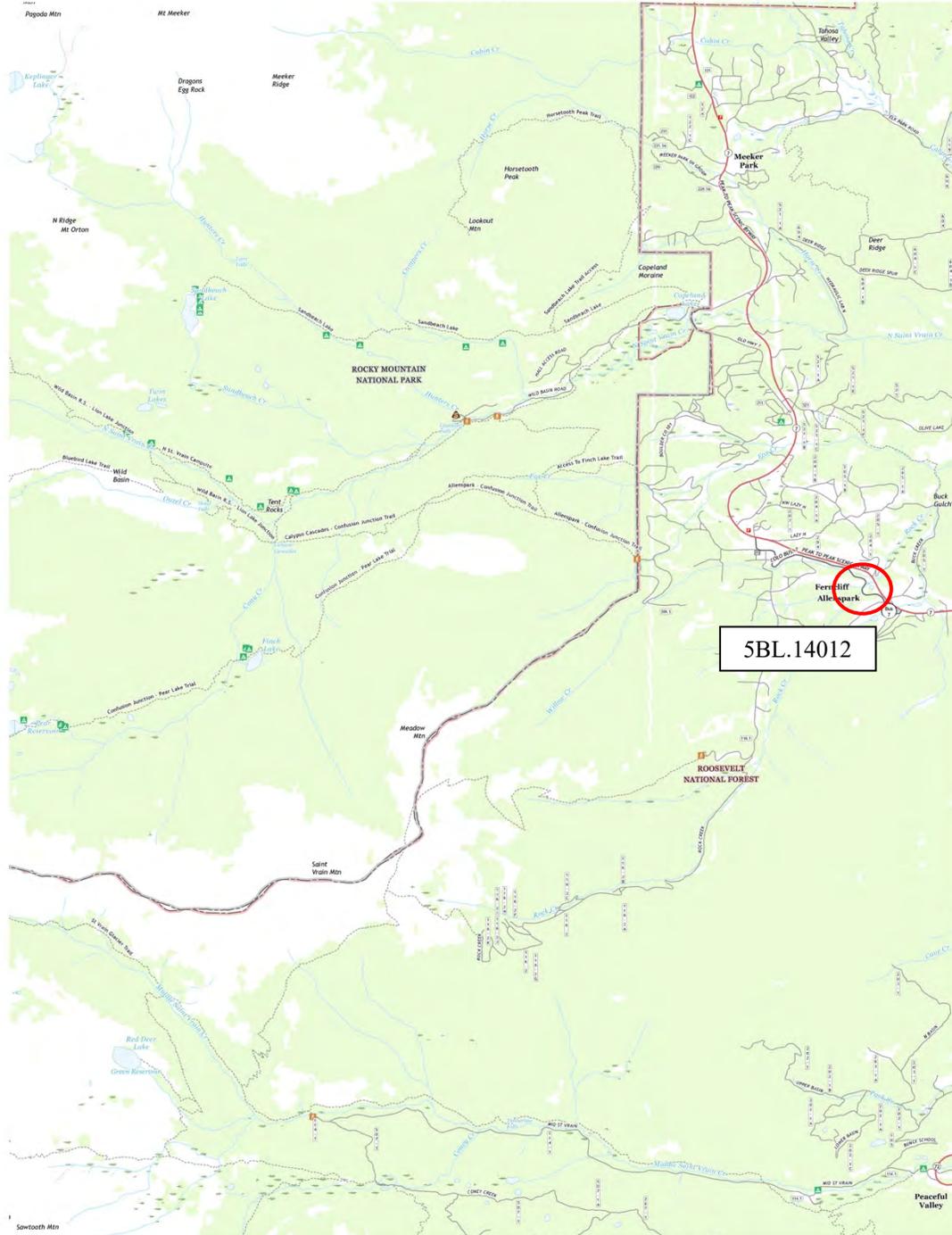
USGS TOPO Map



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



ALLENSPARK QUADRANGLE
COLORADO-Boulder CO.
7.5-MINUTE SERIES

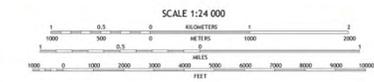


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
1:000 meter grid, Universal Transverse Mercator, Zone 13E
10 000 foot grid, Colorado Coordinate System of 1983 (CCS83)

This map is not a legal document. Boundaries may be generalized for this map scale. Private land within government jurisdiction may not be shown. Obtain permission before entering private lands.

Map: 10/01/2014
Data: 10/01/2014
Check: 10/01/2014
Print: 10/01/2014

Names: 10/01/2014
Contour: 10/01/2014
Boundary: 10/01/2014
Public Land Survey System: 10/01/2014
Waterbody: 10/01/2014



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Primary	and
Interstate Route	US Route
US Primary Route	State Route
	US Passenger Route
	US High Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

ALLENSPARK, CO
2016



Photographs

Knotty Pine, east elevation (façade)



Knotty Pine, north elevation



Resource Number: 5BL.14012
Knotty Pine, southeast corner



Knotty Pine, south elevation



Resource Number: 5BL.14012
Evergreen, east elevation (façade)



Evergreen, east elevation, detail view under porch overhang. Door shown connects to Creekside.



Resource Number: 5BL.14012

Creekside, South elevation (façade)



Creekside, view of southeast corner



Resource Number: 5BL.14012
Creekside, south elevation



Creekside, partial west elevation



Resource Number: 5BL.14012
Creekside, north elevation



Evergreen, north elevation and garage



Evergreen, west elevation



Additional Photographs:

Knotty Pine cabin, Boulder County Commercial Property Appraisal Card, c. 1949:



Creekside cabin, Boulder County Commercial Property Appraisal Card, c. 1949:





Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 5, 2019 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

a. Dockets LU-19-0024: Ferncliff Historic ADUs/ LU-19-0025: Use of Community Significance

- Request:** Limited Impact Special Use Review for six Historic Accessory Dwelling Units on four parcels. / Limited Impact Special Review to recognize existing nonconforming uses as a Use of Community Significance to allow for remodel of structures and continuation of multiple principal uses.
- Location:** Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, in Section 25, Township 3N, Range 73W.
- Zoning:** Business (B) and Forestry (F)
- Applicants:** Danielle Lynn & Matthew Tarpill
- Owners:** Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to serve as a referral body to review and comment on development proposals which would affect historic properties eligible for landmark designation as determined by HPAB. HPAB is asked to comment on the request to have the Limited Impact Special Review Processes for the accessory dwelling units and the use of community significance approved and whether any conditions should be requested to protect any historic resources.

BACKGROUND

Staff has received an application for Limited Impact Special Use Review for six Historic Accessory Dwelling Units on four parcels and Limited Impact Special Review to recognize existing nonconforming uses as a Use of Community Significance to allow for remodel of structures and

continuation of multiple principal uses. Refer to the docket for landmark designation of the Ferncliff District being processed concurrently with the referral for more information on landmark eligibility.

Historical Accessory Dwelling Units are defined as a dwelling unit accessory to a permitted principal use that is within a landmarked structure whose purpose is to contribute to the preservation of the landmark. They must meet the following criteria:

- a. The accessory dwelling must occupy an existing historic structure that has been designated as a historic landmark by Boulder County.
- b. The Boulder County Commissioners (BOCC), considering a recommendation from the Historic Preservation Advisory Board (HPAB), must determine that the proposed accessory dwelling is necessary for the preservation of the landmark.
- c. The accessory dwelling is limited to the existing size of the landmarked structure except for minor additions that may be necessary for health and safety purposes and which are approved by the BOCC, considering a recommendation from the HPAB.
- d. Construction of new structures on the property cannot cause a significant negative impact on the landmark.
- e. The unit may only be used as approved through the review. If unapproved changes occur the approval will be terminated and the unit must be removed or decommissioned. Rescission of the landmark designation will automatically rescind the approval of the unit.
- f. A notice of these provisions will be recorded in the real property records of the Clerk and Recorder's Office.

Four proposed parcels within the proposed Ferncliff District have multiple existing residential structures on them. On parcels where there are multiple residential structures where one or more is landmarked, the creation of an Accessory Dwelling in the smaller of the historic structures will allow for the continued historic use of the property and additional income to the property owner which will likely lead to better upkeep and maintenance of both the accessory dwelling landmarked structure, and the primary single family landmarked dwelling on a lot. This applies to four lots in the proposed Ferncliff district: I, II, IV, and VII.

A Use of Community Significance is defined as an existing nonconforming use that the Board of County Commissioners determines to have at least two of the following characteristics: historic, cultural, economic, social, or environmental value.

Parcel III has housed a market, gas station, office, retail, and service uses including a pizza parlor, hair salon, liquor store, and laundromat. If approved for continuing these uses, they would serve the Ferncliff and Allenspark communities for both long term residents and short term visitors. They contribute to historical, economic, and social needs of the area. While this parcel would be noncontributing to the district, it still adds to the historic character of the area and by being a part of the district subject to HPAB review in the future, would ensure that it remains in character.

RECOMMENDATION

Staff find that the proposals meet the criteria and recommend that the Historic Preservation Advisory Board recommend approval of the Limited Impact Special Use requests.



Land Use

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

MEMO TO: Agencies and Adjacent Property Owners
FROM: Summer Frederick, AICP, Principal Planner
DATE: August 8, 2019
RE: Docket **LU-19-0024**

Docket LU-19-0024: Ferncliff

Request: Limited Impact Special Use Review for six Historic Accessory Dwelling Units on four parcels.
Location: Parcel #s 119725000002, 119725000007, 119725000008, 119725004001, 119725006001, 119725006002, on the east and west sides of State Highway 7 Business Route, approximately 0.5 mile northwest from its southern intersection with State Highway 7, in Section 25, Township 3N, Range 73W.
Zoning: Business (B) and Forestry (F)
Applicants: Danielle Lynn & Matthew Tarpill
Owners: Donald R. and Eileen L. Kvols, c/o Kenneth K. Kvols

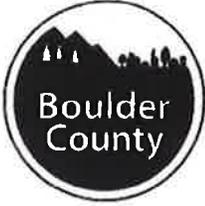
Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan and the Land Use Code.

This process includes a public hearing before the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of this hearing. The Land Use staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department. If you have any questions regarding this application, please contact me at 720-564-2603, or via email at sfrederick@bouldercounty.org.

Please return responses to the above address by **August 23, 2019**.

- We have reviewed the proposal and have no conflicts.
- Letter is enclosed.

Signed _____ PRINTED Name _____
Agency or Address _____



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street - PO Box 471 - Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Handwritten signature

<i>Shaded Areas for Staff Use Only</i>	
Intake Stamp	RECEIVED
	JUL 30 2019
	Boulder County Land Use Department

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

PLANNER: SUMMER FREDERICK

Project Number LU-19-0024		Project Name Ferndiff	
<input type="checkbox"/> Appeal	<input type="checkbox"/> Modification of Site Plan Review	<input type="checkbox"/> Road Name Change	<input type="checkbox"/> Special Use (Oil & Gas development)
<input type="checkbox"/> Correction Plat	<input type="checkbox"/> Modification of Special Use	<input type="checkbox"/> Road/Easement Vacation	<input type="checkbox"/> State Interest Review (1041)
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Site Plan Review Waiver	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Limited Impact Special Use	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Other:
<input type="checkbox"/> Limited Impact Special Use Waiver		<input type="checkbox"/> Special Use/SSDP	
<input type="checkbox"/> Location and Extent			
Location(s)/Street Address(es) See Subdivision Exemption application. Parcels I (F, 1.52 acres), II (B, 2.13 acres), III (B, 1.2 acres), IV (B/F, 0.75 acres), VII (F, 0.39)			
Subdivision Name see survey			
Lot(s)	Block(s)	Section(s)	Township(s)
Area In Acres see above	Existing Zoning B/F see above	Existing Use of Property residential & business	Number of Proposed Lots 5 LU
Proposed Water Supply wells		Proposed Sewage Disposal Method septics	

Applicants:

Applicant/Property Owner Kenneth K Kvols		Email kenkvols@gmail.com	
Mailing Address 7220 Baker Rd			
City Black Forrest	State CO	Zip Code 80908	Phone 719-330-2912
Applicant/Property Owner/Agent/Consultant Danielle Lynn		Email DanielleLynn303@gmail.com	
Mailing Address PO Box 1698			
City Lyons	State CO	Zip Code 80540	Phone 303-947-2497
Agent/Consultant Matt Tarpill		Email mountaincontractingllc@gmail.com	
Mailing Address			
City	State	Zip Code	Phone 303-888-3580

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>Kenneth K Kvols</i>	Printed Name Kenneth K Kvols	Date 7-11-19
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

Boulder County Land Use Department

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

Location

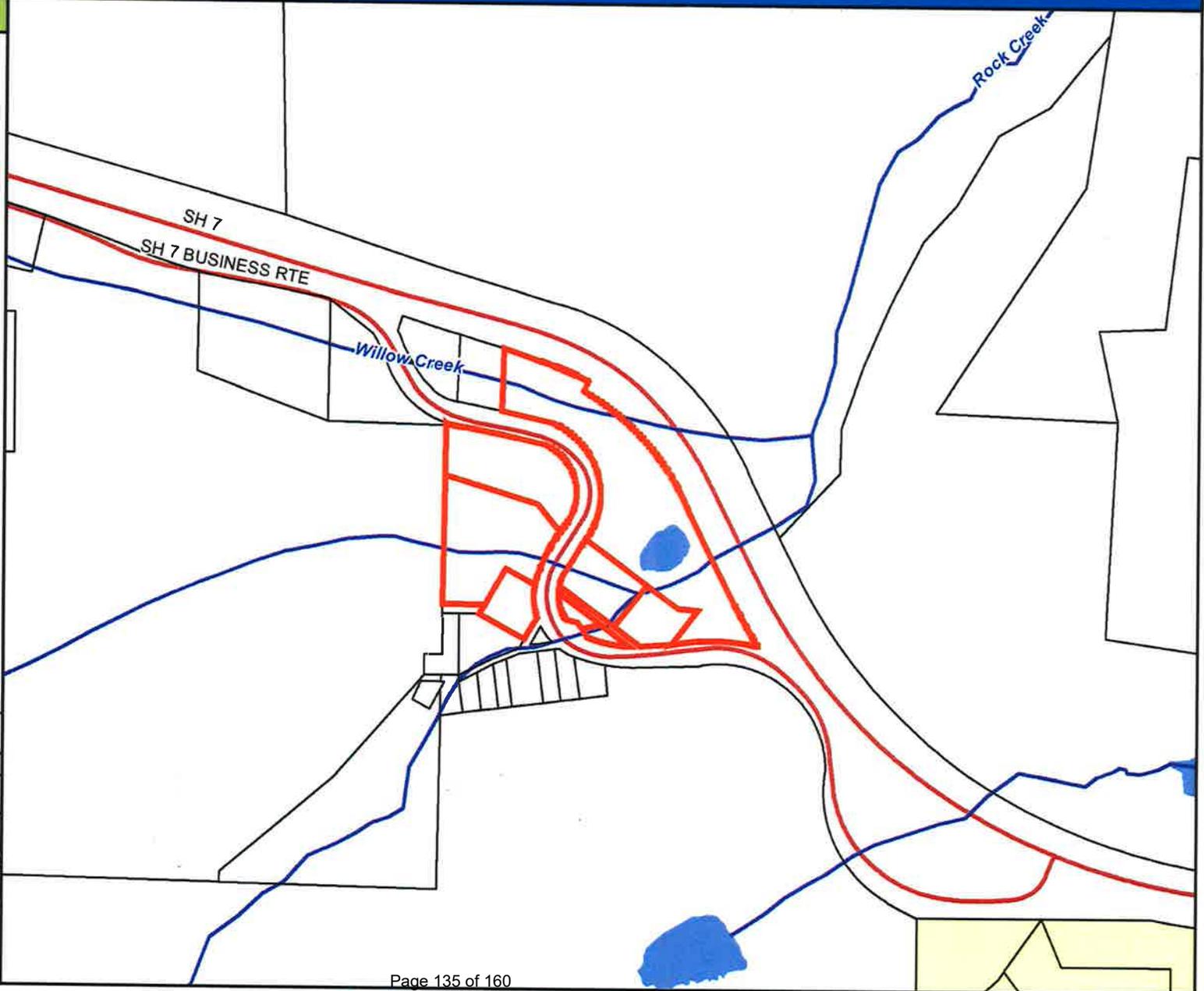
1108, 1087, 1085, 1083, 1080 HWY 7 BUSINESS RTE

Legend

 Subject Parcel

Subdivisions

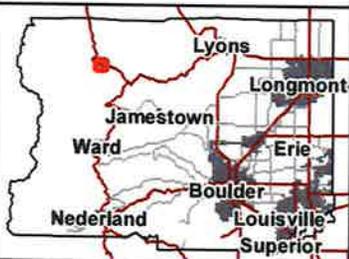
 Subdivisions



0 400 Feet

NORTH 1 inch = 400 feet

Area of Detail Date: 4/2/2019



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

Legend

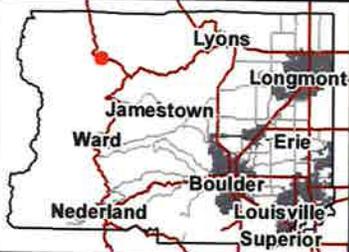
-  Subject Parcel
-  Critical Wildlife Habitats
-  Riparian Areas
-  Wetlands
-  Significant Natural Communities
-  Riparian Habitat Connectors

High Biodiversity Areas

-  B2: Very High Biodiversity Significance
-  Peak to Peak Scenic Corridor

0 200 Feet
NORTH 1 inch = 200 feet

Area of Detail Date: 4/2/2019



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



Boulder County Land Use Department

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Public Lands & CE's

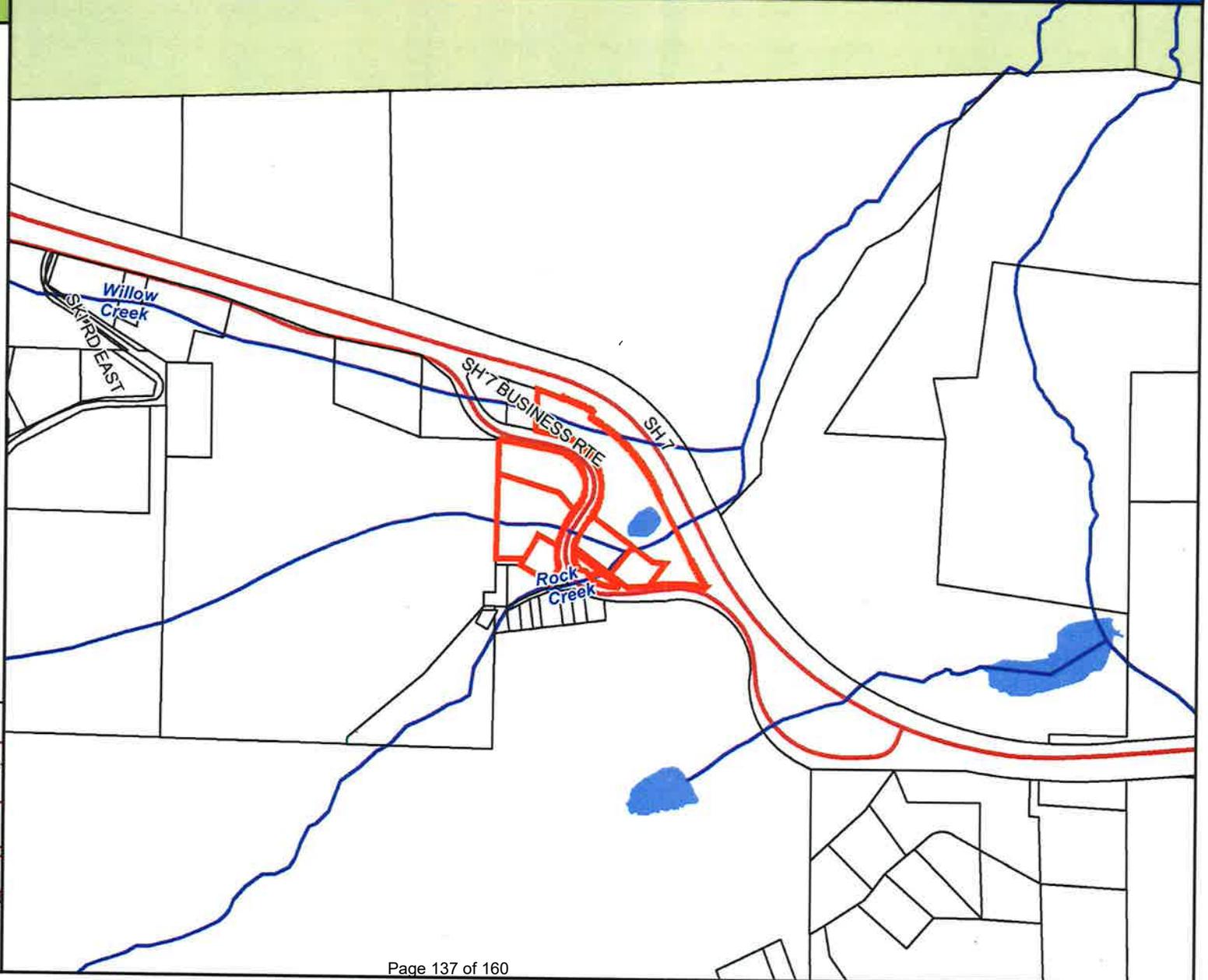
1108, 1087, 1085, 1083, 1080 HWY 7 BUSINESS RTE

Legend

 Subject Parcel

Federal Lands

 USFS Land



0 600
Feet
NORTH 1 inch = 600 feet

Area of Detail Date: 4/2/2019



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Boulder County Land Use Department

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

Vicinity

1108, 1087, 1085, 1083, 1080 HWY 7 BUSINESS RTE

Legend

 Subject Parcel

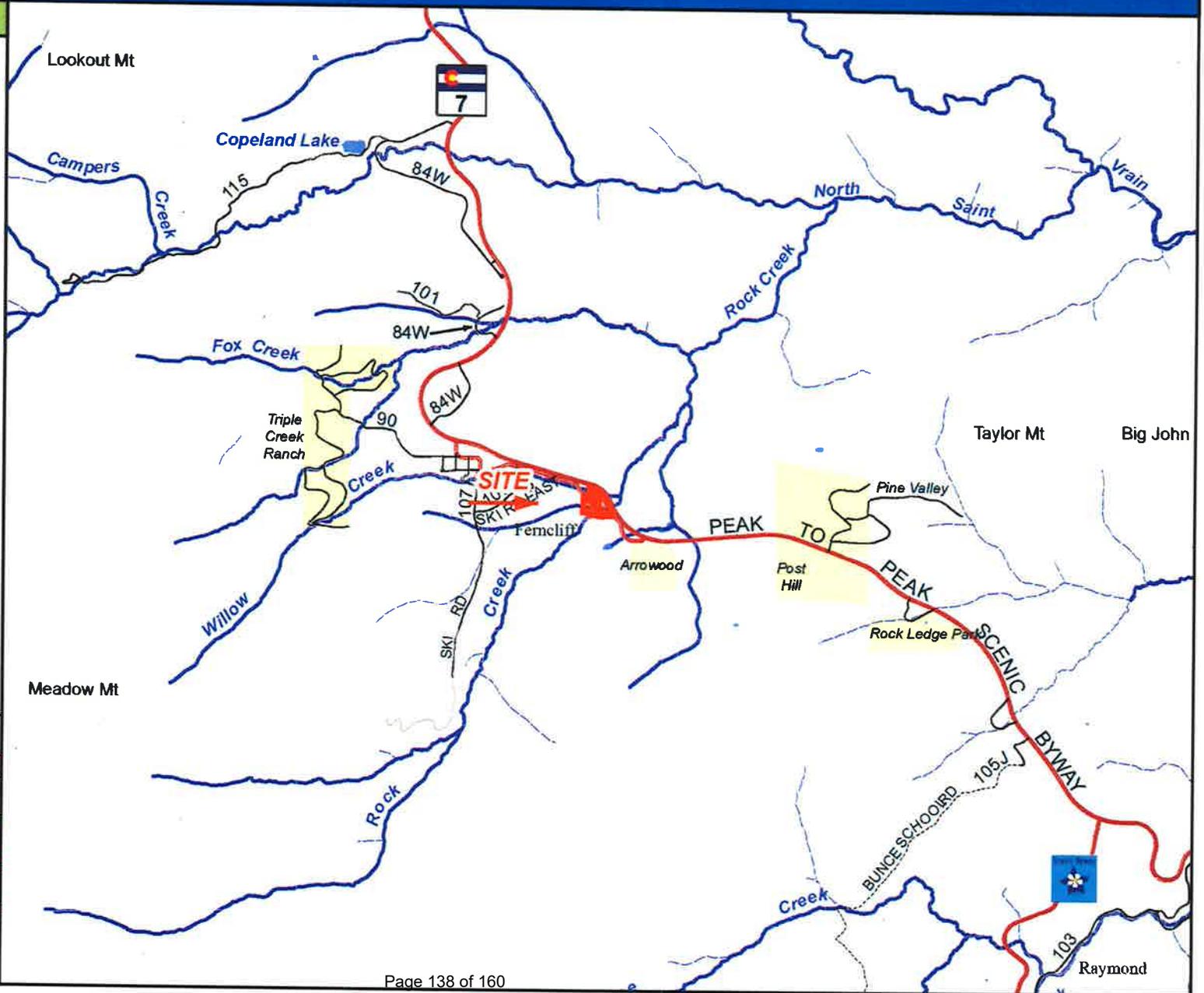
Subdivisions

 Subdivisions

 0 4,000 Feet
NORTH 1 inch = 4,000 feet
Area of Detail Date: 4/2/2019



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



Boulder County Land Use Department

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

Aerial

1108, 1087, 1085, 1083, 1080 HWY 7 BUSINESS RTE

Legend

 Subject Parcel



0 200
Feet

NORTH 1 inch = 200 feet

Area of Detail Date: 4/2/2019



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Boulder County Land Use Department

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Zoning

1108, 1087, 1085, 1083, 1080 HWY 7 BUSINESS RTE

Legend

 Subject Parcel

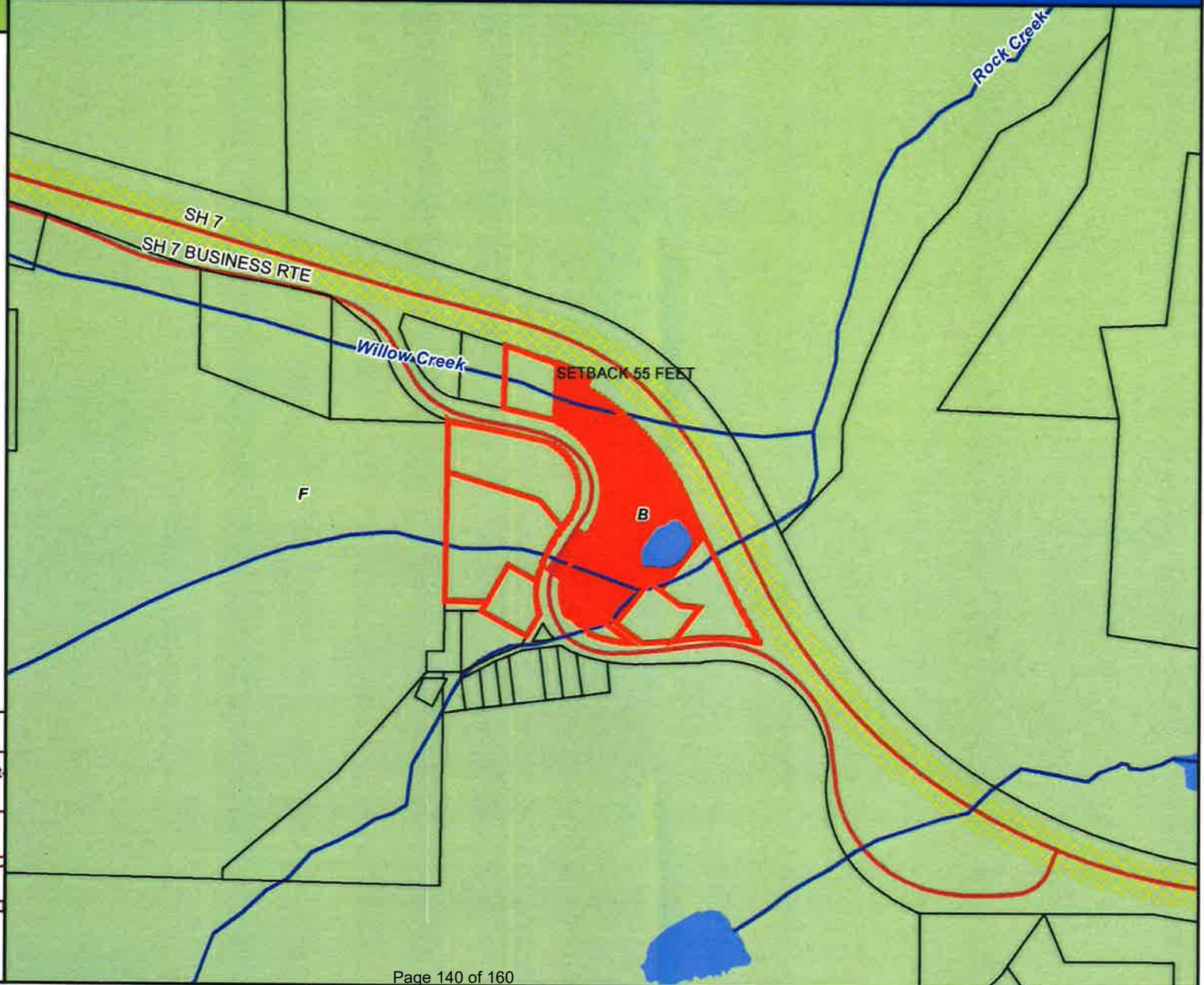
Major Road Setbacks

 55 feet

Zoning Districts

 Business

 Forestry



0 400 Feet
NORTH 1 inch = 400 feet

Area of Detail Date: 4/2/2019



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

Limited Impact Special Use Review Fact Sheet

Project Identification

Project Name: Ferncliff, lot I
Property Address/Location: 1087 Hwy 7, "bunkhouse"
Current Owner: Ken Kvols
Size of Property in Acres: 1.52

The applicant(s) is/are required to complete each section of this Limited Impact Special Use Review Fact Sheet even if the information is duplicated elsewhere in the application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this Limited Impact Special Use Review Fact Sheet if the project involves more than two structures.

Determining Floor Area

If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)			bunkhouse (ADU) ^{historic}		
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			224 736	Deconstruction: sq. ft.	
Are new floor areas being proposed where demolition will occur?					
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<input checked="" type="checkbox"/> No					
Proposed Floor Area (New Construction Only)					
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	
Garage: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)			residence (primary)		
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			1,010	Deconstruction: sq. ft.	
Are new floor areas being proposed where demolition will occur?					
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<input checked="" type="checkbox"/> No					
Proposed Floor Area (New Construction Only)					
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	
Garage: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

N/A

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Use Review (LISR) is required. A Limited Impact Special Use Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation that will be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Date 7/30/19
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Limited Impact Special Use Review Fact Sheet

Project Identification

Project Name: Fernaliff, lot II
Property Address/Location: "Milky Way" Cabin
Current Owner: Ken Kvols
Size of Property in Acres: 2.13

The applicant(s) is/are required to complete each section of this Limited Impact Special Use Review Fact Sheet even if the information is duplicated elsewhere in the application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this Limited Impact Special Use Review Fact Sheet if the project involves more than two structures.

Determining Floor Area

If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		residence (historic ADU)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		861	sq. ft.
Deconstruction:		sq. ft.	
Are new floor areas being proposed where demolition will occur?			
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<input checked="" type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage:			
<input type="checkbox"/> Detached			
<input checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Total Bedrooms

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		residence (primary)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		855	sq. ft.
Deconstruction:		sq. ft.	
Are new floor areas being proposed where demolition will occur?			
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<input checked="" type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage:			
<input type="checkbox"/> Detached			
<input checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Total Bedrooms

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Use Review (LISR) is required. A Limited Impact Special Use Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

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Earth Work and Grading

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Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

N/A

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation that will be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Date 7/30/19
-----------------------------------------------------------------------------------------------	--------------

Limited Impact Special Use Review Fact Sheet

Project Identification

Project Name: Ferncliff, Lot IV
Property Address/Location: TBD, "Willow"
Current Owner: Ken Kvols
Size of Property in Acres: 0.75

The applicant(s) is/are required to complete each section of this Limited Impact Special Use Review Fact Sheet even if the information is duplicated elsewhere in the application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this Limited Impact Special Use Review Fact Sheet if the project involves more than two structures.

Determining Floor Area

If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		residence (Historic ADU)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		868	Deconstruction: sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> Yes (include the new floor area square footage in the table below) <input checked="" type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade)
			Exterior Wall Material
			Exterior Wall Color
			Roofing Material
			Roofing Color
			Total Bedrooms

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		residence (primary)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		1,150	Deconstruction: sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> Yes (include the new floor area square footage in the table below) <input checked="" type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade)
			Exterior Wall Material
			Exterior Wall Color
			Roofing Material
			Roofing Color
			Total Bedrooms

N/A

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Use Review (LISR) is required. A Limited Impact Special Use Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation that will be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Date 7/30/19
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Limited Impact Special Use Review Fact Sheet

Project Identification

Project Name: Ferncliff, Lot VII
Property Address/Location: 1108 Hwy 7 + Evergreen "creek side"
Current Owner: Ken Kvots
Size of Property in Acres: 0.39

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Determining Floor Area

If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		Duplex (Historic ADU's)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		1,755 (total) sq. ft.	
Deconstruction:		sq. ft.	
Are new floor areas being proposed where demolition will occur?			
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<input type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade)
			Exterior Wall Material
			Exterior Wall Color
			Roofing Material
			Roofing Color
			Total Bedrooms

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		residence (primary)	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		533 sq. ft.	
Deconstruction:		sq. ft.	
Are new floor areas being proposed where demolition will occur?			
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<input type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade)
			Exterior Wall Material
			Exterior Wall Color
			Roofing Material
			Roofing Color
			Total Bedrooms

NIA

Grading Calculation

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Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation that will be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

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Note: If county personnel cannot access the property, it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Date 7/30/19
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Project Description Report: Ferncliff Subdivision Exemption & Limited Impact Use Review
(07.29.19 REVISION)

On behalf of Kenneth Kvols, representative for Donald R Kvols Trust (owner of record), the applicant is proposing the division of the following parcels (as listed on the Assessor's website) that have been since combined as a contiguous lot:

1080 Hwy 7, 1083 Hwy 7, 1085 Hwy 7, 1087 HWY 7, and 1108 HWY 7.

Please see **EXHIBIT 1** on the next page for illustration of the current delineation of the existing properties (in 6 parcels per the assessor's data, totaling approximately 9 acres), as well as label designations used in the Building Lot Determination letter. The applicant is under contract to purchase the above properties pending the successful completion of this Subdivision Exemption process. These properties as a whole will be referenced as the town of Ferncliff for the use of this application.

Ferncliff is a quaint little town near Allenspark, with 19 major structures and many other smaller outbuildings. The structures include 11 homes, a gas station/retail building, a 2 story retail complex, a large barn, a 3 unit motel, and various outbuildings. The structures were all built between 1900 and 1975, some of which have historic significance. These parcels of land and structures were accumulated gradually over time from individual owners by the Kvols family between 1966 and 2008, and are currently owned by the Donald R Kvols Trust. The Kvols operated the town primarily as a resort, however the buildings with historic significance come from the period of the early 1900's to the mid 1940's when the area supported a dairy farm (the first certified dairy in Colorado).

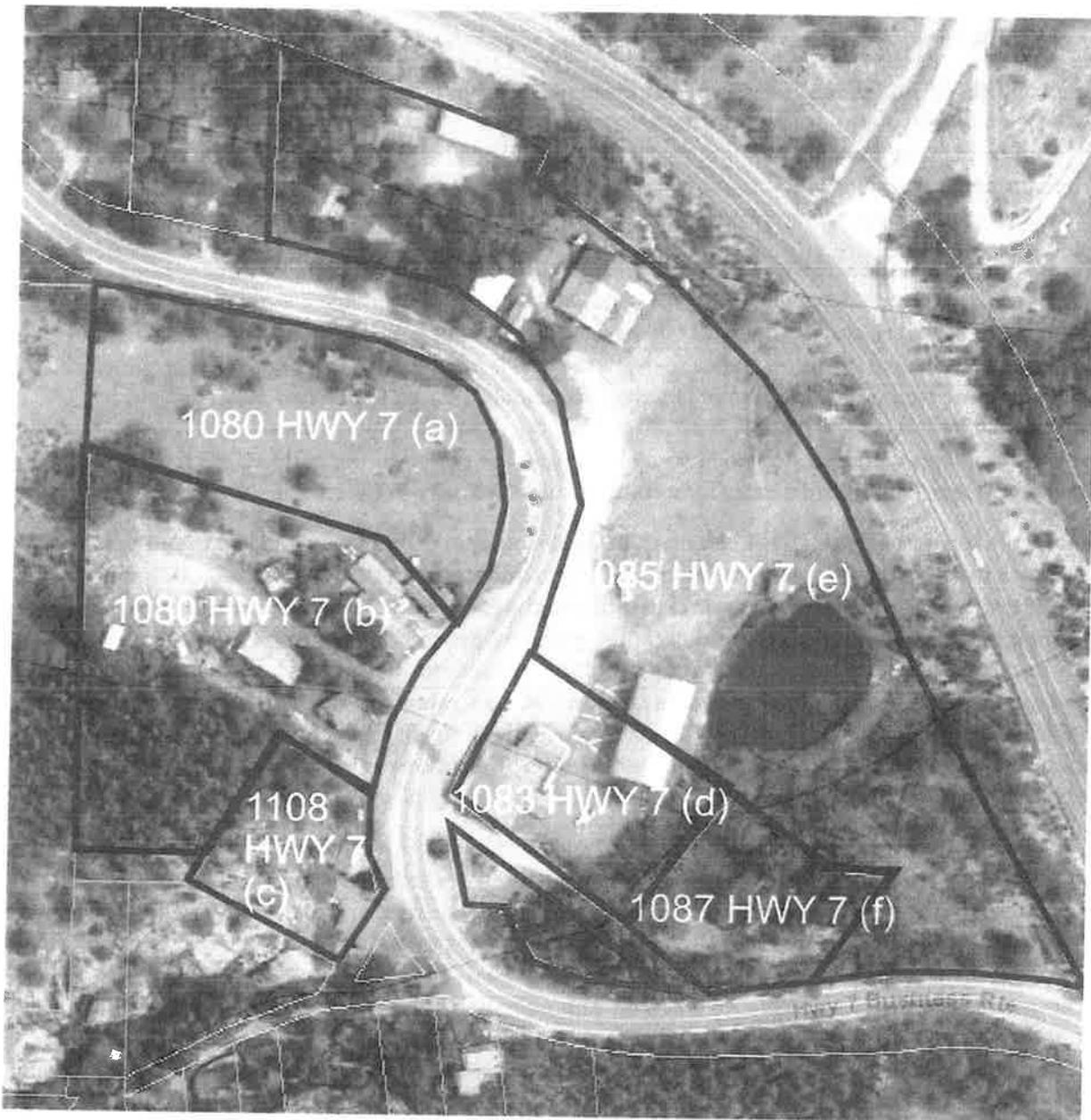
As a whole, the town of Ferncliff has been un-utilized for some time, and we would like to see new life breathed back in to create a thriving community. Currently there are several homes with long term rentals, a few short term rentals, and several vacant structures in need of maintenance and up keep. The commercial spaces including a three unit motel, grocery / gas station, and retail / office complex are currently vacant, though are in good operating condition and licenses have been upheld for the liquor store and gas station. Though under the Kvols the town was operated as a resort, we would like to see lot separation that would allow for several lots to be considered single family homes, to encourage an eclectic community with a variety of residents and owners. The vision for Ferncliff is to keep the existing buildings, provide maintenance as needed, and encourage a variety of uses, tenants, and owners.

We are proposing the division of the property into 7 parcels (down from 11 parcels in our original application). There are 6 parcels currently designated on the Assessor's website. The 7 parcels we are proposing are based largely on the current designations by the Assessor, and are based on the ability to create uses in compliance with the Land Use code (without having to put a blanket resort use on the town). In order to ensure the longevity and success of the town of Ferncliff, we believe it necessary to divide the parcels as much as possible, to promote a combination of long term residents, short term rentals, and services for both residents and visitors alike. Many structures do not comply with minimum lot sizes or setbacks, however we are not increasing the degree of existing non-conformity, and are not trying to create additional density (with the exception of the vacant northern lot of 1080 HWY 7). We are planning to submit Landmark applications for several structures that have been recommended through the Historic Preservation referral. Please see **EXHIBIT 4** for a list of the existing structures on the property, and **EXHIBIT 2** for proposed parcel boundaries and illustration of structures being applied for Landmark designation along with a Limited Impact Special Use Review (LU).

In the description of parcels on the Subdivision Exemption Form, you will see the properties as referenced by the preliminary Land Survey Plat (LSP) based on the deeds and record title search

performed. You will note that the parcel divisions do not match what is illustrated on the Assessor's website, or the designations listed in the Building Lot Determination letter. The LSP shows 11 property boundaries as recorded and documented through title work over time. Please see **EXHIBIT 3** for a diagram and brief description of these parcels.

EXHIBIT 1: Parcel Addresses Per Assessor's info plus Parcel designations in Building Lot Determination



	PIN	Acct #	Address	Acreage
A	119725000002	R0143141	1080 Hwy 7 Business	1.4
B	119725000008	R0057480	1080 Hwy 7 Business	1.8
C	119725004001	R0057489	1108 Hwy 7 Business	0.45
D	119725006001	R0057483	1083 Hwy 7 Business	0.69
E	119725000007	R0057486	1085 Hwy 7 Business	3.98
F	119725006002	R0057477	1087 Hwy 7 Business	0.62

EXHIBIT 2 below shows a diagram of the proposed new 7 parcel divisions. A brief description of the parcels and intent is listed here. Again, these descriptions are based on the designations from the LSP. Boundaries for the LSP can be found in **EXHIBIT 3**, and a list and existing structures can be found in **EXHIBIT 4**.

- **Parcel I (1.52 acres):** Combination of parcels G & J, with the vacation of Park St, and a portion of parcel F2 along the split between Forestry and Business zoning. This parcel would include a 3 Bedroom home, barn, and accessory detached guest room. *The structures are recommended for Landmark designation and an application has been submitted for this lot for Landmark designation and a LU for a historic accessory dwelling unit in the "Bunk House"*. This parcel is zoned Forestry and the primary use would be a single family dwelling with a historic accessory dwelling, and accessory barn. This parcel largely matches the boundaries shown for parcel 1087 Hwy 7 (f) per the Assessor, with the addition of the chunk of Forestry zoning on the adjoining parcel to the north to prevent split zoning on the adjacent Parcel II.

- **Parcel II (2.13 acres):** The eastern portion of parcel F, minus the division of two homes and garage to the north, and minus the portion of forestry zoning to the south. This parcel includes a large barn and (2) 2 Bedroom homes, lake and fishing shed. *The structures are recommended for Landmark designation and an application has been submitted for this lot for Landmark designation and a LU for a historic accessory dwelling unit in "Milky Way"*. This parcel is zoned Business, and could be used either as a single family dwelling with historic accessory dwelling and accessory structures, or the site could be used as resort ranch with two short term dwelling rentals, or the site could be ran as a business. This parcel is recognized by the Assessor as 1085 Hwy 7 (e), but we have removed a portion to the north for Parcel IV, and a portion to the south for Parcel I.

- **Parcel III (1.2 acres):** Combination of parcels B, C, D, & E, with the vacation of Park St (which goes through the building). This parcel is zoned Business and would continue to be used as commercial. There are two commercial buildings on the site currently. Previous uses included a gas station (license still held), laundromat, market, liquor store (license still held), pizza parlor, hair salon, and other service and office spaces. We could see this parcel continuing the variety of historic uses mentioned above, or the 2 story building could be converted to a small motel and the parcel ran together as a resort lodge. *We have submitted an LU to allow multiple primary uses on the lot to continue due to community significance*. These two commercial buildings and multiple businesses and uses are a vital core for the community of Ferncliff and surrounding areas in order to provide services for locals and visitors alike. This parcel largely matches the boundaries shown for parcel 1083 Hwy 7 (d) per the Assessor, but adds a triangle portion (E) which encompasses the northly portion of the two story retail building. These structures were *not* recommended for Landmark designation.

- **Parcel IV (0.75 acres):** This parcel carves off a portion of parcel F to create a separate lot for the existing 2 Bedroom home, 3 Bedroom home, and garage. This lot is split zoned between Forestry (homes) and Business (garage) and the primary use would be a single family home with historic accessory dwelling. *The structures are recommended for Landmark designation and an application has been submitted for this lot for Landmark designation and a LU for a historic accessory dwelling unit in "Willow"*.

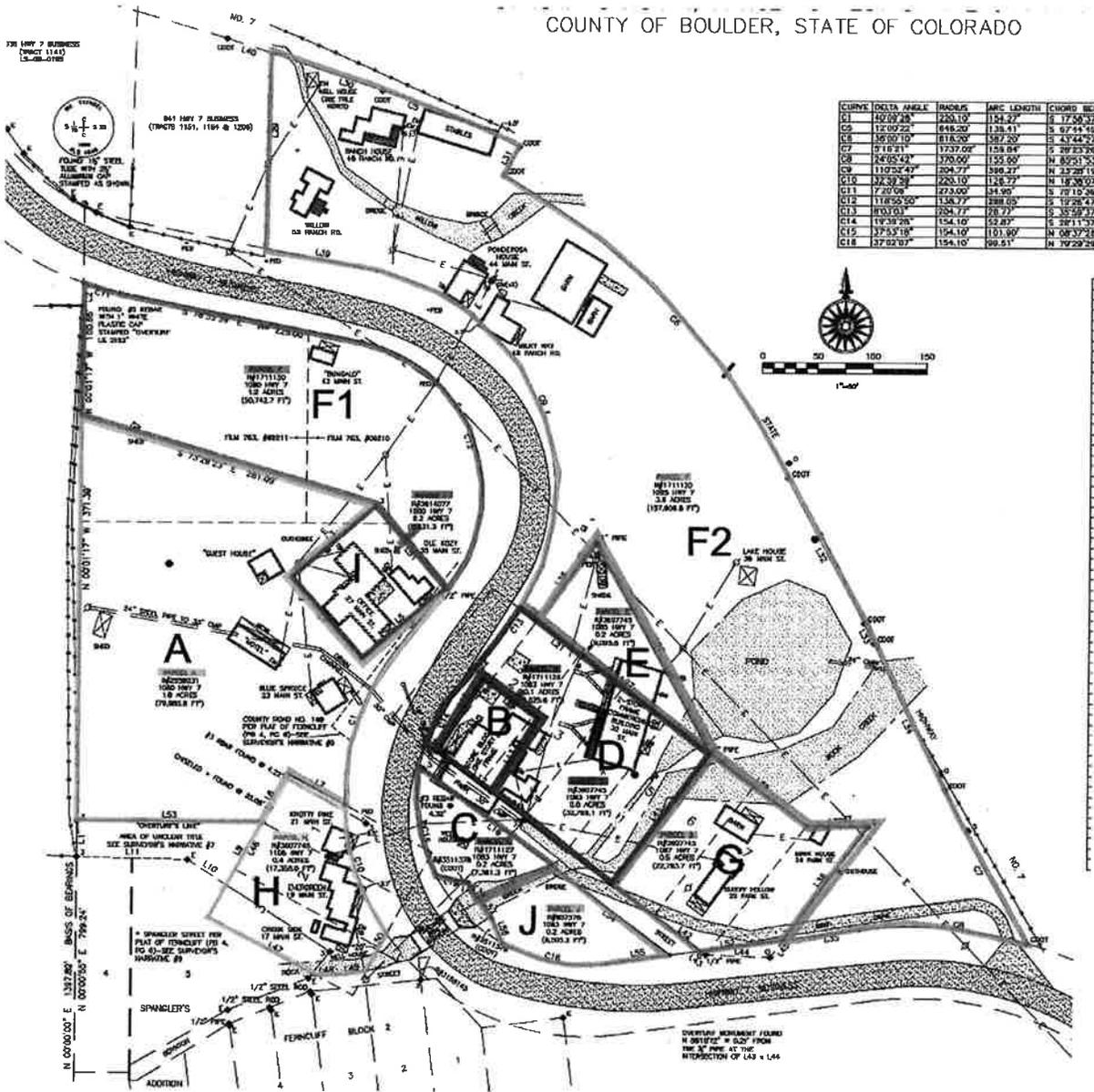
- **Parcel V (1.2 acres):** Proposed building lot based on Assessor's boundaries and existing parcel F (deed R#1711130). The small existing bunkhouse is in poor condition and will likely need to be removed. This lot is zoned Forestry. This lot would likely be developed for a single family residence, though could also be any use allowed in Forestry zoning. This structure was *not* recommended for Landmark designation.

- **Parcel VI (2 acres):** This is parcel A & I per the LSP, and follows the boundaries of the Assessor for 1080 Hwy 7 (b). This parcel includes a 3 room motel, (2) 2 Bedroom homes, a 3 Bedroom home, and a 4 Bedroom home. The primary use of this parcel would be a resort lodge for short term rentals. This lot is zoned Forestry. These structures were *not* recommended for Landmark designation.

- **Parcel VII (0.39 acres):** This is parcel H as designation on the LSP, and follows the boundaries of the Assessor for 1108 Hwy 7 (c). This lot contains a duplex and a 2 Bedroom home. *The structures are recommended for Landmark designation and an application has been submitted for this lot for Landmark designation and a LU for historic accessory dwelling units in each side of the duplex "Creekside & Evergreen".* The use of this parcel would be single family with two historic accessory units. This lot is zoned Forestry.

EXHIBIT 3: Parcels per deeds used in creating the LSP

COUNTY OF BOULDER, STATE OF COLORADO



<p>PARCEL A R#2959231 1080 HWY 7 1.8 ACRES (79,985.9 FT²)</p>	<p>PARCEL B R#1711126 1083 HWY 7 0.1 ACRES (5,025.6 FT²)</p>	<p>PARCEL C R#1711127 1083 HWY 7 0.2 ACRES (7,361.3 FT²)</p>	<p>PARCEL D R#3607745 1083 HWY 7 0.8 ACRES (32,769.1 FT²)</p>	<p>PARCEL E R#3607745 1085 HWY 7 0.2 ACRES (9,095.6 FT²)</p>	
<p>PARCEL F R#1711130 1085 HWY 7 3.6 ACRES (157,906.8 FT²)</p>	<p>PARCEL F R#1711130 1080 HWY 7 1.2 ACRES (50,742.7 FT²)</p>	<p>PARCEL G R#3607745 1087 HWY 7 0.5 ACRES (22,783.7 FT²)</p>	<p>PARCEL H R#3607745 1108 HWY 7 0.4 ACRES (17,358.0 FT²)</p>	<p>PARCEL I R#3614077 1080 HWY 7 0.2 ACRES (9,931.3 FT²)</p>	<p>PARCEL J R#957576 1083 HWY 7 0.2 ACRES (8,505.3 FT²)</p>

EXHIBIT 4: Identification of existing structures

CENTRAL CITY, PARCEL TO WEST OF THE CITY
 COUNTY OF BOULDER, STATE OF COLORADO



*1	2 BR House	*11	Accessory Barn
*2	3 BR House	*12	1 BR Detached Guest Room
*3	Storage Shed	*13	Duplex (1 BR & 2 BR)
*4	2 BR House	*14	2 BR House
*5	2 BR House	15	3 BR House
*6	Barns	16	3 Unit Motel
7	Restrooms	17	4 BR House
8	Retail / Office Building	18	2 BR House
9	Retail / Grocery	19	2 BR House
*10	3 BR House	20	Shack

*structures recommended for Landmark designation

Development Report: Ferncliff Subdivision Exemption (07.29.19)

4-516 Accessory Uses

G. Accessory Dwelling

1. Definition: A dwelling unit which is accessory to a permitted Principal Use and which is limited to the following allowed purposes:

c. Historical units within a landmarked structure whose purpose is to contribute to the preservation of the landmark. *Four proposed parcels at Ferncliff have multiple existing residential structures on them with nominated Landmark structures on them. On parcels where there are multiple residential structures where one or more is landmarked, the creation of an Accessory Dwelling in the smaller of the historic structures will allow for additional income to the property owner which will likely lead to better upkeep and maintenance of both the accessory dwelling landmarked structure, and the primary single family Landmarked dwelling on a lot. This applies to 4 lots in Ferncliff: I, II, IV, & VII*

4-601 Review Criteria (Limited Impact Special Use)

- A. A use will be permitted if the Board finds the proposed use meets the following:
1. Historic Accessory Dwelling units will not increase the degree of non-conformity of already existing residential use structures and non-conforming setbacks. The LU for multiple principal uses on the commercial lot is to continue the uses that have previously existed and area of community significance as a business core for Ferncliff. Other than existing non-conforming setbacks to remain, there are no additional zoning modifications requested.
 2. The use of multiple residential structures on a single parcel has existed throughout the history of Ferncliff. Multiple principal uses on the parcel III have also already existed throughout the history of Ferncliff. Allowing these uses to continue will be the most compatible use with the surrounding community.
 3. The uses do not otherwise violate the comprehensive plan.
 4. The buildings and uses are already existing and will not cause an increase to demand for resources.
 5. The buildings and uses are already existing and will not adversely affect community capital improvement programs
 6. The buildings and uses are already existing and will not require additional community facilities or services.
 7. The structures and uses are already existing and will not affect the existing transportation system.
 8. The uses are low impact, and have existed historically, and do not create excessive pollution.
 9. The uses are residential and business and do not require screening
 10. The uses will not be detrimental to present or future inhabitants, and will actually serve the community if they were to continue.
 11. Allowing the uses to continue as existing will allow the structures to be utilized as-is without tearing down and rebuilding. Re-use is much more economically, and

environmentally efficient compared to tearing down and re-building. Furthermore, many structures will be landmarked which will ensure the preservation of many structures and character.

12. The structures and uses are existing and will not create any additional natural harm to people or property.
13. Historic drainage patterns and flow rates will not be affected as there are no new developments proposed as part of this proposal.

4-602 Special Provisions

E. Limited Impact Special Review for a Use of Community Significance

For multiple principal uses to remain in the two existing commercial building on parcel III. Previously operated in one building was a market and gas station (license still held). Previously operated in the two story building was misc. office, retail, and service uses including a pizza parlor, hair salon, liquor store (license still held), and laundromat. These uses will serve the small community and surrounding areas and is necessary to help sustain a vibrant community for both long term residents and short term visitors. These uses have historically served the community, and we want the two structures to be able to continue to house multiple principle uses as they have in the past.

2. The use must meet the following criteria:

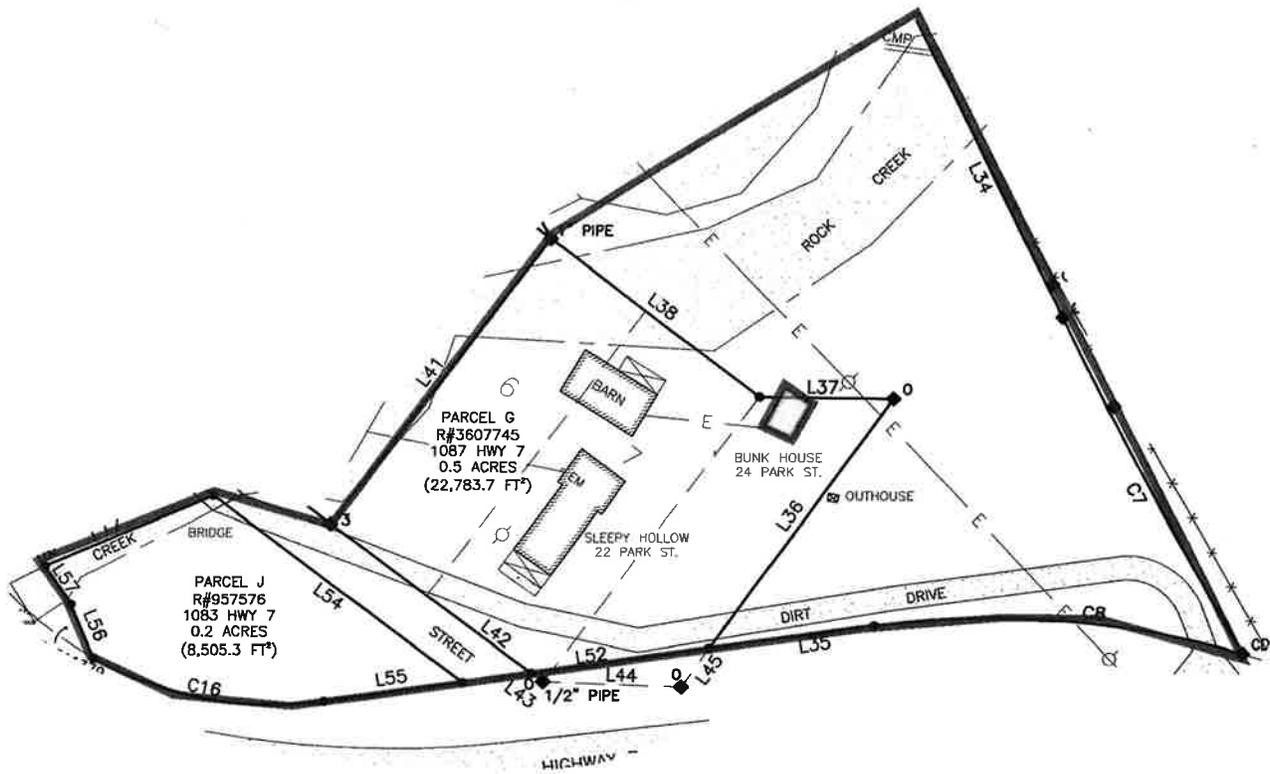
- a. The use does not impair the Goals and Policies of the Comprehensive Plan
- b. The use contributes to historical (use), economic, and social needs to Ferncliff and greater surrounding areas. Ferncliff needs a business core to help sustain tourists and long term residents. This will contribute directly to the economic vitality of Ferncliff, continue to keep the historic character and use of the shops, and create a social link to help grow and community setting.
- c. The use will not increase traffic hazards, noise, odors, and pollutants more than existed previously when the structures and businesses within were in operation.
- d. Any future businesses operating in any of the spaces will be required to abide by all applicable federal, state, and locales licenses and permits, and regulations.
- e. If the Use of Community Significance seeks a substantial modification, the standard Review Criteria for Uses Permitted by Special Review and Limited Impact Special Review must be met.

9-102 General Exemption Criteria (Subdivision Exemption)

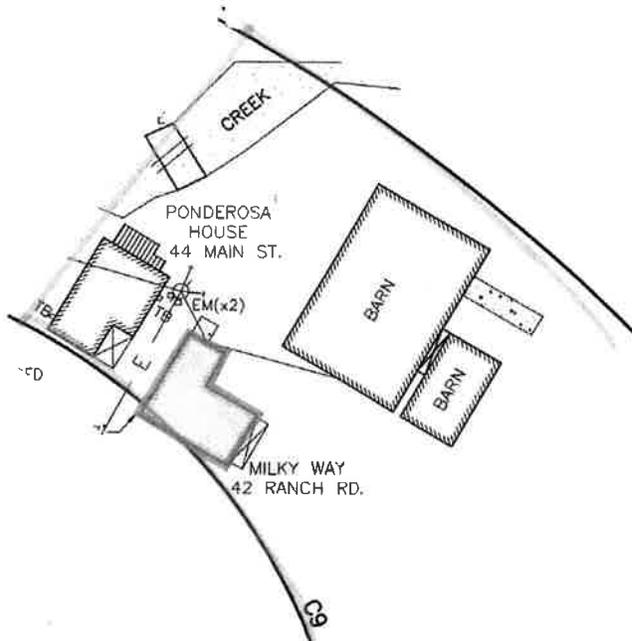
A. Criteria for all Exemptions

1. Any parcel created shall not increase the degree of nonconformity of an existing structure
2. NA
3. NA
4. Any new development proposed on the new vacant parcels would conform to Article 7 and the transportation standards.

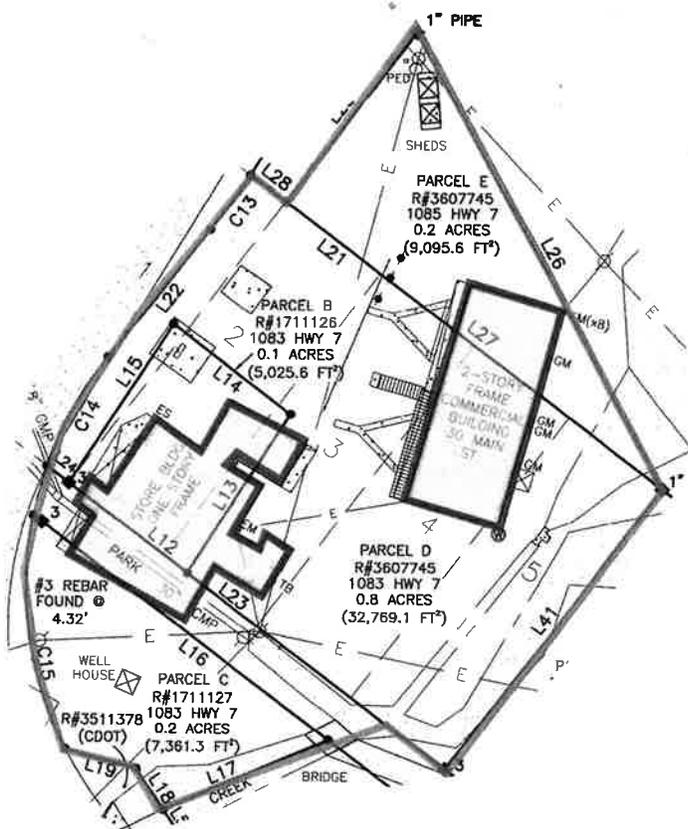
5. Proposed boundaries will not create new density (with exception of parcels listed above) as the structures are existing to remain.
 6. Proposed subdivisions involving subdivide land shall go through an exemption plat process if applicable.
 7. The proposal does not appear to be in conflict with the Comprehensive Plan
- B. Additional criteria for boundary line adjustments
1. Divisions which create any number of parcels equal to or less than the number of original unsubdivided parcels are subject to the following conditions:
 - a. NA, none of the lots are fully compliant with the lot requirements for the zone district due to setbacks and/or lot size
 - b. Where original building lots are nonconforming with respect to the lot requirements of the district in which located, any parcels created should not increase the degree of non-conformity. All lots are non-conforming to setbacks, lot sizes, and multiple principal uses currently. In creating new boundaries, we have ensured that a non-conforming setback is not greater reduced, and we would be bringing the lots more into compliance from a use standpoint by reducing the amount of primary uses on individual parcels.
 - c. A boundary line adjustment will not be approved solely for convenience of construction. The boundary lines proposed are to work with the existing structures, not for use in building new structures (with the exception of the new vacant parcel proposed).



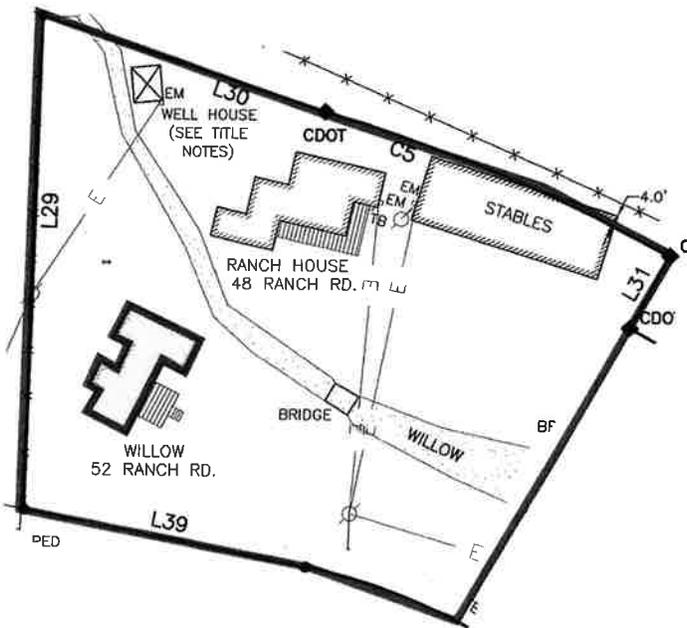
Parcel I: "Bunk House" 224 sf



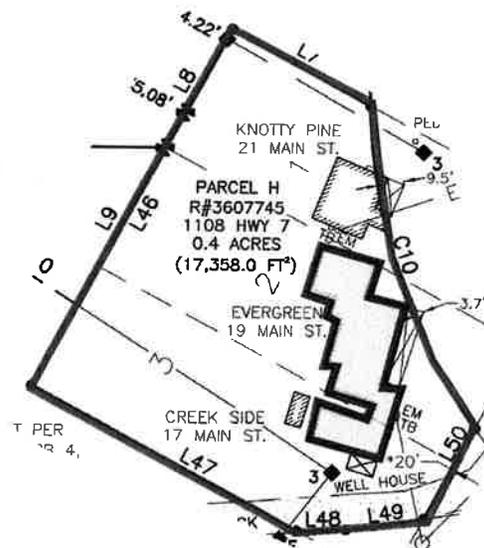
Parcel II: "Milky Way" Historic ADU = 861 sf



Parcel III: Multiple Primary Uses (Use of Community Significance)



Parcel IV: "Willow" Historic ADU = 868 sf



Parcel VII: "Creek Side and Evergreen"
Historic ADU 1,755 sf total