

# **Lafayette 2008 Commercial and Agricultural Properties Survey**

## **Intensive Survey Report**

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**Cover Photographs (top to bottom): Circle Motel, Lafayette Pioneer Elementary School,  
and Domenico Farm.**

**All photographs in this report taken by Cathleen Norman in 2007 and 2008, unless otherwise noted.**

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**The broad open acreage of historic farms and coal mines faces twenty-first century development (2005).**

## ***Introduction***

Lafayette, Colorado, a city of 25,000 people located in eastern Boulder County, is one of several towns that developed in the late 1900s to support mining in the northern Colorado coal fields. The city's historic core, Old Town Lafayette, consists of the 1889 plat and several late 1800s and early 1900s additions. Beginning in the 1950s the city expanded further with residential subdivisions. The outer edges of the city have developed recently with residential neighborhoods and commercial centers.

Several factors have impacted the city's historic fabric and removed nearly all evidence of its important early activity. Alterations throughout the twentieth century substantially changed the historic appearance of most of the historic houses and commercial buildings in Old Town Lafayette. Subsidence from the underground activity impacted the area, and in the 1970s the federal government required remediation, including removal of coal tipples, slag heaps, and other remnants of the industrial activity. Commercial centers and residential subdivisions now surround many former coal mines that drove the local economy for more than 50 years. The rural farm properties at the city outskirts are likewise experiencing development at a rapid rate.

During the past decade the city has developed a Historic Preservation program to help identify, protect, understand, and appreciate these vanishing resources. In 1999 Lafayette adopted an ordinance that created the Historic Preservation Board (HPB), established a designation process, and identified criteria for evaluating and designating properties as local landmarks. In 1999 Lafayette also became a Certified Local Government (CLG),

the second municipality in Boulder County to achieve this status. To date, 16 properties have been designated as local landmarks.

The 2008 survey is the fourth in a series of cultural resource surveys conducted in Lafayette. The first three surveys focused upon the historic Lafayette townsite:

- The 1999 Architectural Survey of Old Town Lafayette consisted of 210 properties in the 18-block area east of Public Road between Baseline Road and Cleveland Street.
- The 2001 Architectural Survey of West Lafayette consisted of 205 properties in the 20-block area west of Public Road.
- The 2004 Architectural Survey of the Old Town Lafayette Perimeter consisted of 199 properties at the north and south edges of Old Town.

The surveys support the city's efforts to balance well-planned development with conserving and preserving agricultural lands and significant historic properties. The city's pro-active role continues a legacy of historic preservation begun by the Lafayette Historical Society and Miners Museum in the 1970s.

In 2001 the city began funding a Lafayette Planning Department staff person to oversee surveys and work with the HPB on an as-needed basis. The City of Lafayette is presently planning for development around the city's outer perimeter for land uses that include residential neighborhoods, commercial centers, recreational parks, athletic fields, and passive open spaces. This study attempts to thoroughly identify and evaluate any significant historic properties that could be impacted by such growth.



**A sign of the times – the clay-tile silo from the former Bateman Farm remains standing on West Baseline Road. The rest of the former farm property has been developed into townhouses and single-family residences. Photograph July 2007.**

The City of Lafayette initiated the 2008 Commercial and Agricultural Properties Survey to:

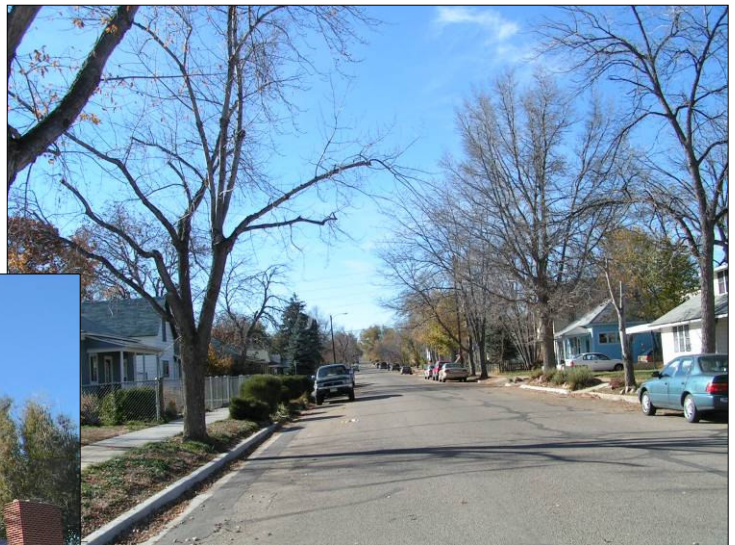
- 1) Provide information for pro-active decisions made by the Lafayette City Council, HPB, Planning Commission, and Planning Department in handling residential and commercial development impacting significant historic properties.
- 2) Continue a multi-phase examination of all historic properties within the city's Urban Growth Boundary (UGB).
- 3) Identify properties potentially eligible for listing in the National Register, State Register, and/or Lafayette landmark program.
- 4) Encourage property owners to designate eligible properties.

The Lafayette 2008 Commercial and Agricultural Properties Survey documented and evaluated 11 scattered historic properties. As before, a limited budget shaped the project methodology. Like the earlier surveys, the effort consisted of a Reconnaissance Survey followed by an Intensive Survey of selected properties. Fieldwork for the Reconnaissance Survey was conducted by the city in May-June 2006.

The Intensive Survey took place July 2007-June 2008. Funded by a Certified Local Government grant, the Intensive Survey documented and evaluated 11 selected properties with photographs, a site plan, and an Architectural Inventory Form. Additionally, this project re-evaluated 14 rural properties that had been surveyed in the 1990s. Each was photographed and an assessment made of alterations since the original survey. These findings are presented at the end of this report to provide city decision makers summary information about these properties. The project concluded with public presentations in July 2008.



**The hipped-roof houses scattered throughout Old Town are remnants of the coal mining days, 2006.**

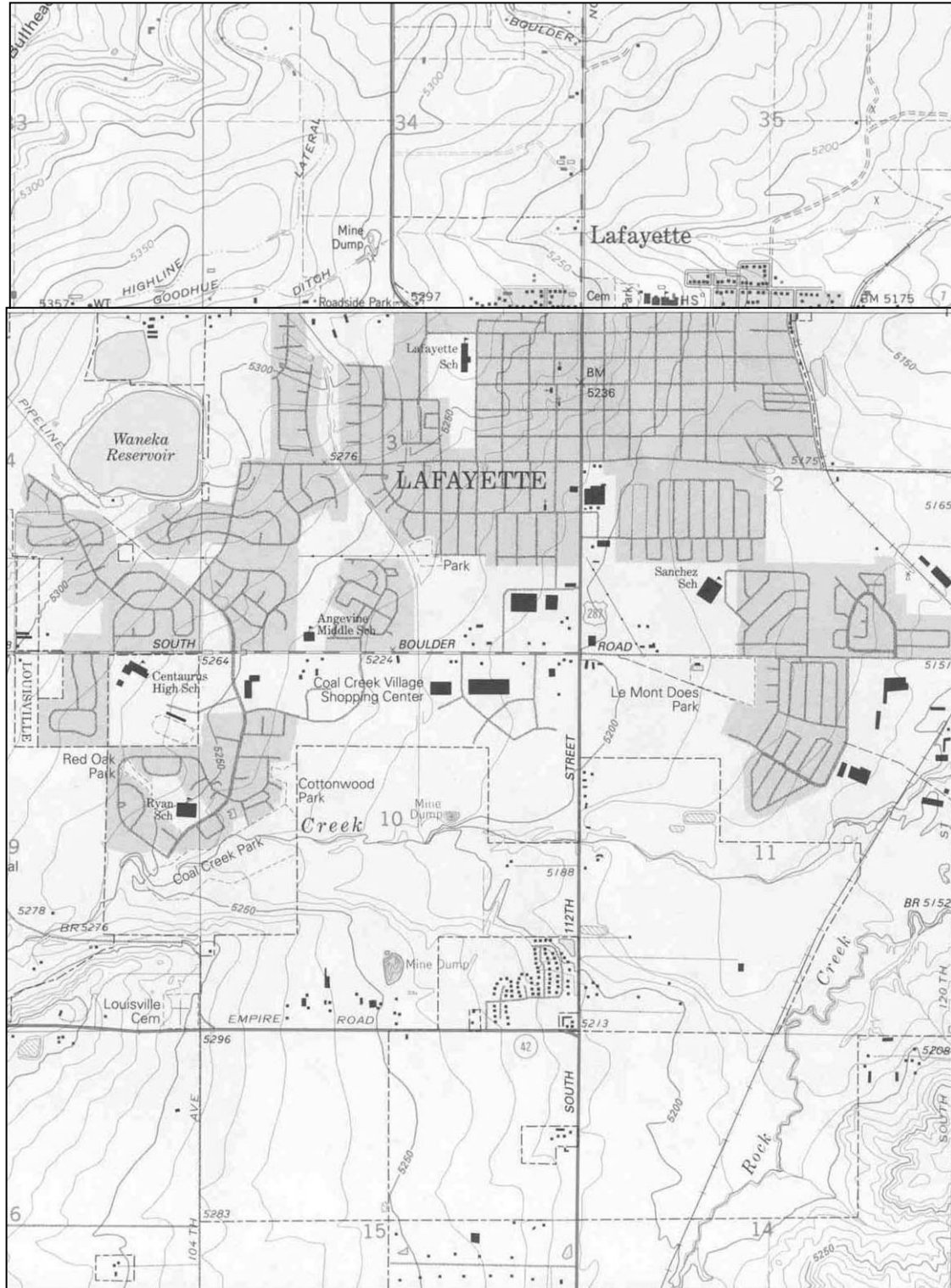


**Old Town Lafayette still contains walkable neighborhoods of small houses on wide, shady streets, 2006.**

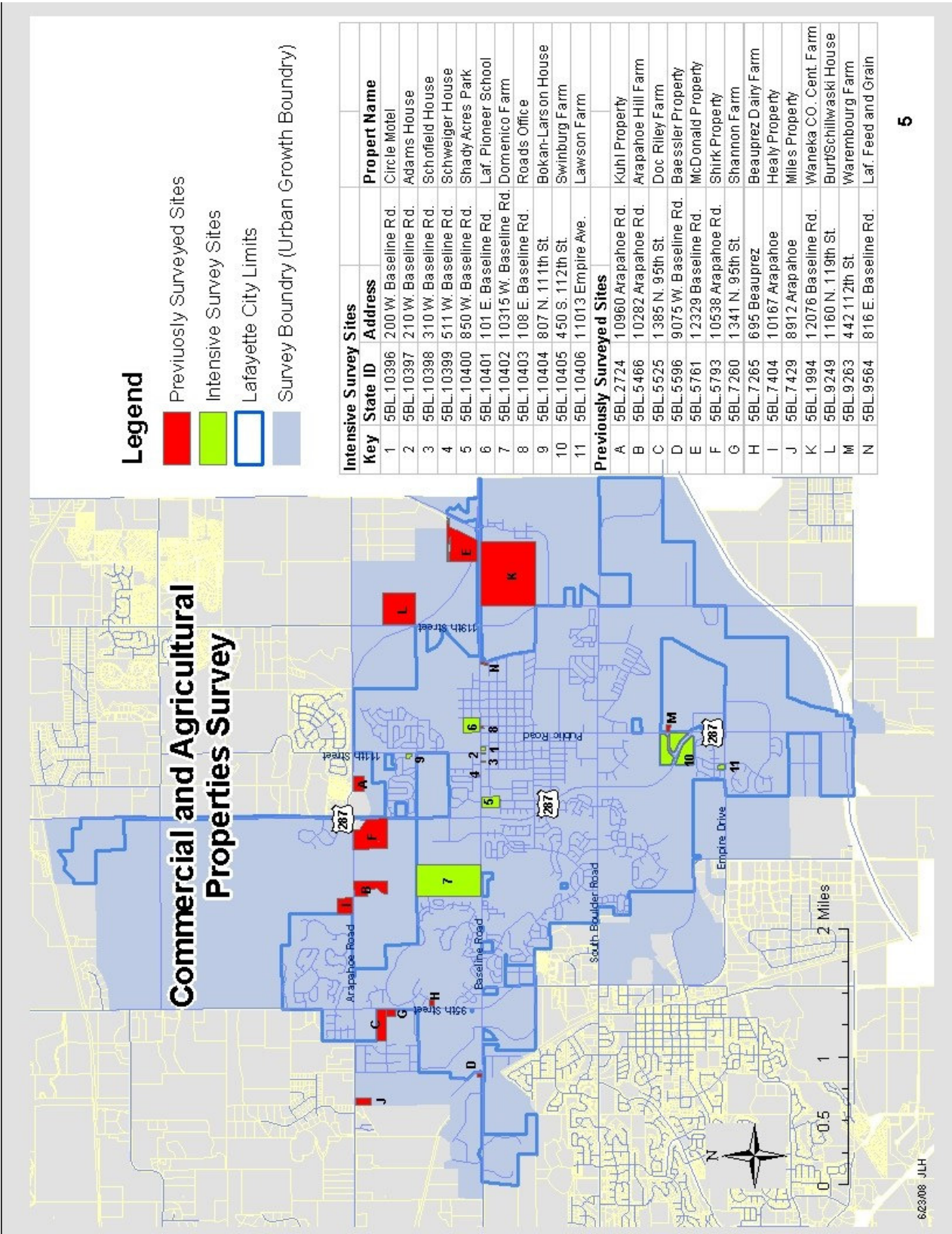


## Survey Area

The Commercial and Agricultural Properties Survey examined properties on Baseline Road and around the outskirts of the city. The formal project boundary was Lafayette's Urban Growth Boundary (UGB).



Survey Map



## ***Research Design***

This survey focused upon historic properties located at the city outskirts and on Baseline and Public roads. The research design defined the scope of this survey and established a set of expectations prior to beginning the project. Both the research design and the methodology were constrained by a limited budget and shaped by project goals of:

- 1) Evaluating all properties constructed prior to 1957 and excluded in the three previous surveys.
- 2) Documenting historically and architecturally significant properties to encourage their designation as local landmarks.
- 3) Providing the City Council and Planning Department staff with useful information for making land-use decisions.

## **Research Questions**

The survey project examined the nature and integrity of the pre-1957 properties to determine how these resources provide information about the city's development: Which buildings were important to historic agriculture and auto-related commerce? How intact are these properties and how many remain? How might they be impacted by impending development?

The survey sought to identify broader historic influences on these resources: How have economic and social conditions affected the area and its historic resources? Did local, state, or national events and trends impact the survey area?

To evaluate the architectural character of these resources, several questions were posed: What are the prominent architectural styles and building types of the surveyed resources? What construction materials were used and what is the quality of craftsmanship? Are any buildings architect designed? If so, who designed them? Are these buildings the work of a master? Who were the prominent local builders?

Finally, the survey investigated building use: How have the buildings evolved during the twentieth century? How did the character of the area evolve during the twentieth century? Is there a cohesive collection of historic buildings that constitutes the elements of a local or National Register Historic District?

## **Anticipated Results**

From the 156 properties examined during the Reconnaissance Survey, 11 properties were selected for the Intensive Survey based upon:

- 1) suspected historical significance
- 2) architectural significance
- 3) architectural integrity

We anticipated that several of the 11 properties would be recommended as eligible for listing in the National Register or State Register and most would be eligible for designation to the local landmark program.



## ***Survey Methodology***

The 2008 Commercial and Agricultural Properties Survey was conducted according to the guidelines from the *Colorado Cultural Resource Survey Manual* published by the Office of Archaeology and Historic Preservation (OAHP) at the Colorado Historical Society (CHS). The 2008 Survey employed a methodology similar to the 1999, 2001, and 2004 surveys — a Reconnaissance Survey followed by an Intensive Survey of selected properties.

The Reconnaissance Survey was funded by the City of Lafayette and took place in 2006. The Intensive Survey, detailed in this report, took place July 2007-June 2008 and recorded 11 scattered properties. The project concluded with public presentations in July 2008. This methodology was dictated by the city's budget constraints, receiving a CLG grant, and availability of Lafayette staff to oversee the program.



**Several smaller residences on Baseline Road were included in the project, including the Adams House at 210 West Baseline Road (5BL.10397) and Schweiger House at 511 W. Baseline Road (5BL.10399).**

## **Project Participants**

The Intensive Survey was performed by preservation consultant Cathleen Norman, M. A. Unpaid interns Michael Davis and William “Jono” Young participated in reconnaissance field work and prepared interim survey maps. Karen Westover, Lafayette Planning staff liaison for the HPB, wrote the successful CLG grant application, administered the survey project, participated in selecting Intensive Survey properties, reviewed survey products, and prepared the final survey maps. She also administered the Certified Local Government (CLG) grant.

Ms. Westover reviewed drafts of the Survey Report. Dan Corson at the CHS coordinated the CLG grant. Chris Geddes and Mary Therese Anstey at the OAHP/CHS reviewed survey products. Members of the HPB were kept apprised of the project via a mid-project and final presentation, as well as updates provided by Westover.

## **Scope of Work**

The survey encompassed the area outside the 1907 townsite but within the UGB. It included scattered farm properties and previously unsurveyed buildings on Baseline and Public roads. Nearly all historical properties in the 1907 townsite had been documented and evaluated during the 1999, 2001, and 2004 surveys. The vast majority of the 156

properties examined in the 2006 Reconnaissance Survey were found to be altered substantially. The Intensive Survey examined 11 selected scattered properties that remained relatively intact and possibly possessed historic significance.

The project also re-evaluated 14 agricultural properties previously surveyed as part of the Boulder County Historic Sites Survey. These rural properties have been annexed or face likely annexation to the city of Lafayette.

### **Reconnaissance Survey/Urban Growth Boundary Study**

Intern Michael Davis, an undergraduate student majoring in geography at the University of Colorado in Boulder, conducted the Reconnaissance Survey in May-June 2006. Karen Westover compiled a Microsoft XCEL file of 156, pre-1957 properties using information acquired from the Boulder County Tax Assessor – property owners' names and addresses, construction dates, and parcel number.

Working from this list, Davis photographed each property and recorded field observations. (Note – Davis, an intern, did not possess architecture or historic preservation experience and his observations were limited to resources visible from the public right-of-way). He shot one color digital photograph of each property. If there were outbuildings, he shot a second photograph. He updated the XCEL file with his field observations and provided this information to the Lafayette Planning Department. Unlike the three previous projects, the project did not produce a Reconnaissance Survey Report.

### **Property Selection**

In September 2006 the City of Lafayette contracted with Cathleen Norman for \$350 to review photographs and information from the Reconnaissance Survey. The consultant examined the photographs and field observations compiled by Davis for the 156 properties; she then recommended properties for consideration for the Intensive Survey. Most of the properties had been substantially altered, reflecting the trend seen within the 1907 Lafayette townsite – small buildings modified by additions, modern windows, porch changes, and modern exterior siding.

From the reconnaissance photographs, the consultant identified 40 properties for closer investigation – 13 recommended for intensive survey, 17 possibly recommended for intensive survey, and 10 requiring a field visit to make this decision. This information was included in the CLG grant application submitted in November 2006.

After the CLG grant was awarded and grant contract executed, the City of Lafayette contracted with Norman, who had performed the 1999, 2001, and 2004 Lafayette surveys. The consultant visited each of the 40 properties to examine architectural integrity, shoot additional photographs, and make a recommendation regarding inclusion in the Intensive Survey. She was accompanied by intern William “Jono” Young, who had also prepared an ArcView map of proposed Intensive Survey properties.

CHS/OAHP staff member Heather Peterson conducted a file search of properties selected for the Intensive Survey, to assure that none had been previously inventoried. This search confirmed that 14 agricultural properties, listed in the Appendix, had been previously recorded. Carol Beam, with Boulder County Parks and Open Space, supplied a spread sheet of properties surveyed by the County and provided the 13 Inventory Forms

as PDF files. The Inventory Form for a fourteenth property, Lafayette Feed and Grain (5BL.9564), was obtained from OAHP.

In conclusion a list of 11 properties was identified for the Intensive Survey; these included four multiple building properties. Because the number of Intensive Survey properties was fewer than anticipated, the consultant suggested an additional project component. The 14 properties that had been surveyed previously were re-evaluated through digital photography, field examination, review of the Boulder County Historic Site Survey inventory forms to compile a one-page summary for each property contained at the end of this report.

### **Intensive Survey**

The Intensive Survey was conducted July 2007-June 2008. Field work took place in summer, early fall and December of 2007. Computer work, form preparation, quality review by CHS-OAHP, and corrections took place from September 2007 through June 2008. All survey products were submitted to the city in paper and in electronic form. The project concluded with public presentations in July 2008.

### **Permission**

Survey photographs were shot primarily from the public right-of-way. The Domenico family gave verbal permission for extensive photography of their farm (5BL.10402) and provided verbal histories of the farm buildings. The owner of the Circle Motel (5BL.10396) provided a written history of the property. However, she declined permission to photograph the property other than from the Baseline Road street edge. Permission was received to visit the interior of the Pioneer Elementary School (5BL.10401). The manager of the Shady Acres Mobile Home Park (5BL.10400) provided verbal permission to photograph the property.

### **Photography**

The consultant shot multiple digital photographs of each property in July 2007. She took additional photographs in September 2007 and December 2007. Two sets of 4" x 6", black and white, glossy photographs were printed. They were affixed with archival labels printed with: property address, property name, State ID#, digital photograph number, camera direction, photograph month and year, photographer name, archival location for photograph image files, and CLG grant number.

The photographs were placed into archival photograph sleeves and attached to the appropriate Inventory Forms. A CD-ROM of the digital photograph files was archived at the Lafayette Planning Department and at the Lafayette Public Library.

### **Historic Research**

The consultant's research of property histories relied upon *From Treeless Plain to Thriving Prairie – A Centennial History of Lafayette*, 1930s–1950s Polk Directories for Boulder and Boulder County, 1949–1980 Boulder County Tax Assessor cards, and interviews with Lafayette historians Jim and Beth Hutchison. The owner of the Circle Motel (5BL.10396) wrote a history of the property and provided publications from the National Park Service on the Lincoln Highway Study. Homestead information was acquired from the archival records on the Bureau of Land Management website ([www.glorerecords.blm.gov](http://www.glorerecords.blm.gov)). Ms. Norman interviewed Joe Domenico, owner of the

Domenico Farm, and he and his daughter Joellen Domenico reviewed drafts of the property history.

#### Inventory Forms

Ms. Norman produced the Architectural Inventory Forms using a Microsoft Access database. Property information consisting of owner's name and mailing address, legal description, addition/subdivision name and date, and construction date was acquired from the Boulder County Assessor's website. Property dimensions were acquired from the 1949–1980 Tax Assessor Cards archived at the Boulder Carnegie Library, then adjusted to reflect recent additions, if any.

Construction histories were compiled from analyzing the 1949–1980 Tax Assessor Cards, photographs attached to the cards, verbal interviews, and visual observation. The Boulder Valley School District provided a list and property map of additions to the Pioneer Elementary School (5BL.10401).

Ms. Norman prepared architectural descriptions from photographs, and then validated these in the field. Joe and Joellen Domenico provided crucial assistance in identifying and describing the construction history and use of the outbuildings on their farm property. The drawings provided by the Boulder Valley School District greatly assisted the architectural description for the Lafayette Pioneer School.

Footprints were prepared by combining information from images from sketch maps shown on the 1949-1980 Tax Assessor Cards and aerial photographs accessed on the Boulder County Tax Assessor website.

#### Evaluation

The consultant visually observed each property to determine its architectural integrity. Alterations were noted in Field #29 Construction History of the Inventory Form. Local criteria of i) Architecture, ii) Social/History, and iii) Geographic were applied. Properties were evaluated for architectural significance, as examples of specific architectural styles building types, or construction method. They were also evaluated for historic significance, in several cases association with local agriculture. The Circle Motel was evaluated for its significance with historic auto tourism and commerce in Lafayette.

Recommendations for National Register and State Register eligibility were discussed on 06/20/08 in a telephone conversation with National Register Historian Chris Geddes. The results of this discussion are reflected in final evaluations in this Survey Report and on the individual forms.

#### Re-evaluation of Previously Surveyed Properties

The project also re-examined several properties previously inventoried. Heather Peterson, GIS Specialist for CHS-OAHP, conducted a file search on July 18, 2007. Carol Beam with Boulder County Parks and Open Space provided digital versions of the inventory forms. For each of these sites, the consultant shot digital photographs from the public right-of-way and reviewed the prior Inventory Forms. Evaluation focused upon alterations to the property since the previous inventory had taken place. These findings are summarized at the end of this report. Intern Megan Pluim assisted in shooting several photographs for this effort.

### Final Survey Products

Final survey products were delivered to both the CHS and the City of Lafayette – 14 Inventory Forms and this Survey Report. Electronic versions of the survey products were also provided to the city. Two USGS maps for the survey area were also submitted to CHS.

### Project Publicity

Ms. Norman prepared a flier describing the project. This flier was posted at Lafayette City Hall and the Lafayette Miners Museum; it also was presented to property owners encountered during fieldwork. The *Boulder Daily Camera* interviewed the consultant for two articles published on the survey project in summer 2007. The *Daily Camera* also published an article in May 2008 on the Lafayette Pioneer School with information provided by Ms. Norman. An article should appear in the Lafayette city newsletter in summer 2008 describing the project results.

A project status report was presented to members of the HPB on October 1, 2007. The project concluded with public presentations of the survey results and recommendations to the HPB on July 7, 2008, and the Lafayette City Council on July 15, 2008.

### Survey Follow Through

Copies of the Inventory Forms will be provided to property owners upon request. Copies of the Survey Report were distributed to members of the City Council and HPB, survey participants, and research institutions such as the Lafayette Library, Lafayette Miners Museum, Boulder Carnegie Library, Boulder County Parks and Open Space, Denver Public Library Western History Collection, and Colorado Historical Society Stephen Hart Library.



**Lafayette farmland has been developed into residential subdivisions, such as these townhouses near Baseline Road and 95<sup>th</sup> Street, which display design features perhaps reflecting the area's agricultural roots – gabled roofs, rooftop cupolas, and exteriors clad in board and batten siding and corrugated metal.**



## ***Historic Context***

The 2008 survey focused upon properties associated with agriculture and auto-related commerce, and it also included several architecturally intact historic residences. The project examined pre-1957 properties outside the 1907 townsite, including several resources typically seen on the rural outskirts in many American cities and towns at mid-century – farms, a motor court, and a mobile home park.

### **Coal Mining**

*Extracted and condensed from the Survey Report for the 1999 Architectural Survey of Old Town Lafayette.*

Coal mining sparked Lafayette's initial settlement and fueled its subsequent growth. Coal mining was the reason for Lafayette's founding, and for over a half century was the economic backbone of the town. The 1889-1958 coal mining era served as the major period of historical significance when evaluating properties within Old Town Lafayette during the three earlier surveys.

The rich coal region extending diagonally from southern Boulder County northeast into Weld County was called the Northern Coal Field or the Boulder-Weld Coal Field. Coal mining began in Lafayette after discovery of a fabulous 14-foot-wide coal seam on Mary Miller's farm in 1884. William P. Cannon sunk the first coal mine shaft there in 1887. John H. Simpson, a friend of the Miller family, established the Simpson Mine soon thereafter. In 1889 completion of the railroad to Lafayette launched full-scale coal production. Mrs. Miller received 12.5 cents per ton in royalties for coal mined on her property. Recognizing the opportunity for urban development, she platted a 150-acre parcel as the city of Lafayette, and sold residential lots to the miners.

By 1899 the Simpson Mine was shipping 40 train cars of coal daily to Denver, Boulder, and the mining districts in west Boulder County. The Simpson Mine was the largest of the Boulder and Weld County coal mines, producing over 4,125,693 million tons during its 1889 - 1926 operation. The surface plant — the coal tipple and other equipment — operated at the east end of Simpson and Cleveland Streets. Most of the Simpson Mine coal lay beneath the Lafayette townsite, accessed by tunnels 250 feet below the surface. The Simpson Mine closed in 1926, and the mine site developed in the 1940s–1970s with residential housing and a mobile home neighborhood.

In addition to the Simpson Mine there were several other prominent coal mines in the Lafayette vicinity. The Cannon Mine operating 1888 – 1898 was established by William P. Cannon at the east end of Cannon Street. The 1902 Lafayette Telephone Directory listed business numbers for five Lafayette mines: New Colorado Coal Company, Simpson Mine, Rex Mine, Hecla Mine, and Strathmore Mine.

From 1905 to 1930, Colorado coal production averaged 10 million tons annually. The completion of an oil pipeline from Texas to Denver in 1928 brought a marked decline to the state's coal mining. By 1934 annual output had dropped to 5.2 million tons; it rose slightly during World War II. Meanwhile, mining dominated the Lafayette economy through the 1940s. The close of the major coal mining era came in 1946, when the



Rocky Mountain Fuel Company filed bankruptcy and closed the Columbine Mine. Nevertheless, mining continued on a minor scale for another decade. The last local mine, the Black Diamond #2, closed in 1956.

Little trace of this industrial activity remains today. Slag heaps, mine dumps, coal tipples, and mining machinery have been removed. The waste dumps from a coal mine are still visible south of South Boulder Road between Louisville and Lafayette, and an intact coal tipple stands near Erie. The historic neighborhoods of miners' homes and the commercial centers that once served the mines are all the only visible remnants of the industry that dominated east Boulder County for over a half-century and employed thousands of workers.

### **Urban Development**

Mrs. Mary Elizabeth Miller laid out the townsite on an east-west axis with the streets terminating at the Simpson and Cannon mines at the town's eastern edge. The Simpson Street commercial district flourished with merchants selling goods and services to the nearby coal mines and coal miners, as well as nearby farms and ranches. By 1907 several additions west of Public Road had expanded the original 1889 town plat.

Lafayette was a city of miners, as evidenced by the city directories from the late 1890s and early 1900s, which list most of the residents' occupations as coal miners and mining-related occupations such as engineer, track layer, machinist, and blacksmith. (Farmers and merchants rivaled as the second occupation.) There were also a number of independent coal operators. Long-time resident Clifford Alderson recalled "Everybody had a hole in the ground to mine coal." Many workers were experienced coal miners from England, Wales, and Scotland, natives of the British Isles where the industrial revolution and coal mining had originated.

Company towns or "camps" sprang up at the entrances of several mines, providing worker housing, a company store, and sometimes a schoolhouse. As the mine sites ceased operation, these mine camps closed. The mining companies sold the small frame dwellings to private individuals, who moved the houses into Lafayette, Louisville, and other Boulder County towns. The small residences were typically expanded, especially to accommodate indoor plumbing. They are the only physical evidence of the mining activity that shaped the area from the 1880s into the 1950s.

### **Agriculture**

Agriculture actually preceded coal mining in eastern Boulder County. The city of Lafayette originated when Mrs. Miller discovered a rich coal seam on her ranch (no longer extant). She platted the town in 1888 and named it for her deceased husband, Lafayette Miller.

From the beginning, farms developed at the outskirts of Lafayette, as elsewhere on the irrigated plains of east Boulder County. These agricultural enterprises produced vegetables, fruit, hay, dairy products, and beef sold in the coal mining communities and throughout Boulder County. In the 1930s and 1940s milk from Lafayette farms was trucked to Denver for distribution. Farming and ranching continued into the 1950s, and then declined sharply during the past half century. Nevertheless, the outskirts of Lafayette remained in various degrees of agricultural use until recently. Today many

former agricultural properties have been developed as residential neighborhoods and commercial centers.

### **Auto Commerce**

In addition to mining, auto-related commerce impacted Lafayette during the first half of the twentieth century. The short-lived Denver Loop of the Lincoln Highway, introduced in 1913 and later incorporated into U.S. 287, provided economic stimulus for Lafayette merchants. Although it was only officially designated from 1913 to 1914, local merchants promoted this north-south route as “The Lincoln Highway” into the 1930s. West Baseline Road and Public Road developed with filling stations, motels, and drive-in restaurants. By the 1950s the city’s commercial center had shifted west, from the mining-era Simpson Street business district to Public Road/U.S. 287.



**Circa 1928 Travel Brochure**



**"The Road to Remembrance Gateway" was built in 1928 for \$1600 by the Boulder Lions Club to mark the newly completed Highway 87 and to memorialize those who served in World War I.**

**Located at the present-day intersection of Arapahoe Road and Highway 287, it was nine miles east of Boulder and nine miles south of Longmont, and thus called "Nine Mile Corner."**

Transportation projects during the last half of the twentieth century also impacted Lafayette. During the 1950s, construction of both Interstate 25 seven miles east of Lafayette and nearby U.S. 36 (Denver - Boulder Turnpike) reduced auto traffic, in particular auto tourists, passing through the city. In the 1990s, South Boulder Road was widened from two to four lanes and the U.S. 287 bypass was built west of Public Road and Old Town Lafayette. These projects both impacted adjacent rural properties and accelerated development of agricultural lands.

### **Twentieth-Century Growth**

After World War II, Lafayette's demand for housing swelled as soldiers, returning from the war, married and settled in Lafayette. This increased demand spurred home construction on the remaining vacant lots in Old Town Lafayette and in new subdivisions annexed at the edges of the city. Workers in Boulder, Denver, and at the U.S. Atomic Plant at Rocky Flats made their homes in Lafayette. Boulder County's high tech industry, especially the early-1960s opening of the IBM plant near Niwot, spurred Lafayette's residential growth as well.

Transportation projects during the last half of the twentieth century also impacted Lafayette. During the 1950s, construction of both Interstate 25 seven miles east of Lafayette and nearby U.S. 36 (Denver - Boulder Turnpike) reduced auto traffic, including auto tourists, through the city. In the 1990s, South Boulder Road was widened from two to four lanes and the U.S. 287 bypass was built west of Public Road and Old Town Lafayette. These projects both impacted adjacent rural properties and accelerated residential and commercial development of former farms.

## ***Survey Findings***

The survey results followed general expectations. Although the historic contexts for these resources had shifted from coal mining and townbuilding to agriculture and auto-related commerce, the nature of resources resembled those in the three previous surveys – small in size and functional in design. As before, 5 to 10 percent of the properties examined in the Reconnaissance Survey possessed sufficient architectural integrity to justify Intensive Survey. Of these, most were recommended for local landmark designation.

Architectural integrity was a factor in selecting properties for the Intensive Survey. The 11 selected properties provided the most architecturally intact examples of several property types – two former dairy farms, the 1925 Lafayette High School, ca 1930 Circle Motel, ca 1960 Shady Acres Mobile Home Park, and six dwellings. Nevertheless, many had been slightly altered by unobtrusive additions, window replacements, porch alterations, and/or new siding.



**The Domenico Farm, 5BL.10402, at 10315 West Baseline was operated by the Domenico family from 1892 to 1964 and still remains in family ownership.**

## **Agricultural Properties**

### Nature and Integrity of Resources

The Domenico Farm (5BL.10402) and Swinburg Farm (5BL.10405), both relatively intact and occupying a large parcel on the original acreage, possess the look and feel of the rapidly vanishing agricultural landscape. However, both properties exhibited some alteration and/or deterioration. Both could be impacted by development.

### Broad Influences

Homesteading encouraged agricultural settlement in east Boulder County in the early 1860s, and irrigation impacted the location and the success of Lafayette's first farming operations. The ensuing demand for hay, field crops, fruit, beef, and dairy products motivated farming and ranching into the mid-twentieth century. Lafayette's

dairy farms were among the longest-lasting agricultural enterprises, providing products for a local cheese factory during the 1930s, and shipping milk products to Denver for processing from the 1940s through the 1960s. Agriculture is described at length in the *National Register of Historic Places Multiple Property Documentation Form – Agricultural Resources of Boulder County* completed by Deon Wolfenbarger in 2008 and consulted for this survey project.

#### Architectural Character

The two farm properties consist of reasonably intact collections that include a dwelling surrounded by agricultural buildings of typical design and construction materials. The farmhouses have been impacted by small additions and/or application of “modern” materials – asbestos siding applied to the Domenico farmhouse ca 1945 and aluminum siding to the Swinburg farmhouse ca 1950. This modernization trend was typical of the evolution of many farmhouses to adapt to family needs and taking advantage of economical and durable housing materials available in the mid-twentieth century. Both farms possess relatively intact outbuildings reflecting utilitarian design and economical construction materials. None of the farm buildings can be categorized within a specific architectural style and none were architect designed.

The agricultural landscape remains intact as well, with irrigation ditches, fence lines, gravel driveways, and hay and grain fields still surrounding the complex of historic buildings.

#### Building Use

The properties exhibit the typical agricultural configuration of a farmhouse surrounded by functionally specialized outbuildings. The character of the surrounding area has changed substantially with residential subdivisions now within view or encroaching upon the farm acreage. Meanwhile, evidence of the coal operations that operated side-by-side with the farms into the 1940s is now gone.



**Swinburg Farm, 5BL.10405, an increasingly rare example of intact farm buildings on agricultural acreage, was bisected diagonally by construction of the U.S. 287 bypass.**





**1925 Pioneer Elementary School**

### **Pioneer Elementary School, 5BL.10401**

#### Nature and Integrity of Resources

The property in the 100-200 blocks of East Baseline Road has been occupied by a school facility since the 1890s. The first schoolhouse was built in 1895; it was replaced in 1904 by another schoolhouse (no longer extant). The school building constructed in 1925 has been expanded with several additions during the second half of the twentieth century.

#### Broad Influences

Ongoing expansion of the 1925 school reflected the community's post-World War II population growth. Its serial educational uses as a senior high, junior high, elementary, and, now, bilingual grade school responded to the city's growth during the twentieth century.

#### Architectural Character

The historic portion of the building still retains the original size, scale, roof form, exterior materials, and ornamental terra cotta trim. The historic windows and fenestration at the entrances have been replaced. The additions, which are visually subordinate to the historic building, provide an architectural example of educational design philosophies prevalent in the 1950s, 1960s, and 1990s.

#### Building Use

The building has served continuously as an educational facility since its original construction. It is one of the few 1920s school buildings extant in Boulder County.

**1927 school building and  
1991 addition (right)**





## Circle Motel, 5BL.10396

### Nature and Integrity of Resources

All properties on Public Road and nearly all on Baseline Road have been substantially altered so that their historic association with pre-1950 automobile commerce is no longer apparent. The best example of properties related to the 1920s-1930s rise of the auto-related retail and service economy is the Circle Motel. This lodging evolved from a rustic tourist campground into the modest Lafayette Cottage Camp, and then became a motel around 1960.



### Broad Influences

The property is historically significant as a representation of the prominent economic role played by U.S. 287 and its precursor, the Denver Loop of the Lincoln Highway. This motel is the most intact property associated with automobile tourism and other auto-related commerce that enlivened the Lafayette economy in the 1920s and 1930s and began pulling commercial activity west from the Simpson Street business district to Public Road.



### Architectural Character

The small buildings have minimal decorative features, in keeping with their ca 1930 origin. The ca 1955 trailers reflect the popularity of travel trailers in the mid-twentieth century and also illustrate the modest lodging size and minimal amenities acceptable to the traveling public. The property appears relatively intact retaining its original size, form, roof form, windows, and courtyard configuration.

### Building Use

The property remained in use as overnight commercial lodging until recently. Now it functions as rental housing.

## Single Dwellings

### Nature and Integrity of Resources

Six houses were selected for the Intensive Survey — 5BL.10397, 5BL.10398, 5BL.10399, 5BL.10403, 5BL.10404, and 5BL.10406. Most resemble the dwellings built in Old Town Lafayette during the first third of the twentieth century. These resources were selected for the Intensive Survey because they were the most architecturally intact of the 156 properties examined in the Reconnaissance Survey.

The historic dwellings on West Baseline Road selected for Intensive Survey are small and modestly ornamented. Several possess intact outbuildings, such as alley houses and coal sheds, which represent the era when domestic heating and the need for auxiliary family housing were supported by backyard buildings.



**Adams House, 5BL.10397, is one of Lafayette's most intact examples of the Hipped-Roof Box that proliferated during the coal mining decades.**

### Broad Influences

The small size of houses throughout Old Town Lafayette and the edges of the city reflect early residents' modest incomes.

### Architectural Character

The Hipped-Roof Box at 210 West Baseline (5BL.10397) is one of the most intact examples of this building type remaining in Lafayette. The Bungalows at 310 West Baseline (5BL.10398) and 511 West Baseline (5BL.10399) are built of stone and possess modest Craftsman features, two of the very few houses of this style found in Lafayette. Although slightly altered by a rear addition and newer windows, the Bokan-Larson House (5BL.10404) is a rare example of the Craftsman style in Lafayette.

The Lawson House (5BL.10406), built originally in the Italianate style, has been substantially altered and its outbuildings removed and replaced by buildings erected since the 1940s.

Several properties are notable for unaltered historic outbuildings: 108 East Baseline (5BL.10403) has a stuccoed alley house and a barrel-roofed coal shed; 210 West Baseline



**The Roads Office (top) property, 5BL.10403, possesses an increasingly rare coal shed and alley house (bottom).**



(5BL.10397) retains a gabled frame garage; 310 West Baseline (5BL.10398) possesses an alley house; and 511 West Baseline (5BL.10399) features a distinctive garage of stone materials. The Bokan-Larson House also retains an intact garage, garage/shed, and small gabled shed.

#### Building Use

The six houses remain in residential use, except for 108 East Baseline (5BL.10403), which has served as a private business office for several decades.



**The Craftsman style Bokan-Larson House, 5BL.10404, has several intact historic outbuildings, including this brick garage (right).**

## **Shady Acres Mobile Home Park, 5BL.10400**

### Nature and Integrity of Resources

This property was selected for the Intensive Survey because of the relatively unaltered brick house at 850 West Baseline Road. Further examination revealed it was a rental dwelling at the north edge of the 7.92-acre Shady Acres Mobile Home Park developed around 1960 and consisting of 52 mobile home and trailer sites. The property is characterized by an abundance of mature trees, namesake for the site and a legacy of the Peterson Farm which originally occupied this acreage.

### Broad Influences

The Shady Acres Mobile Home Park met the need for modestly priced, modern housing in the Lafayette vicinity and exhibits the popularity of mobile home living in mid-twentieth century America. The facility is typical of others that developed at the outskirts of towns and cities across the U.S. in the mid 1900s.

### Architectural Character

The brick house appears relatively unaltered. However, historic photographs were not found for the property and its historic occupants are unknown. Research at the Boulder Carnegie Library failed to yield a 1949–1980 Tax Assessor Card for this property.

### Building Use

The house continues to function as a rental residence. Located at the prominent intersection of West Baseline Road and the new segment of U.S. 287, the mobile home park faces imminent demolition for commercial and residential development.



### ***Survey Conclusions***

Two properties are recommended for listing in the National Register, three for the State Register and nine for local designation, as shown below.

#### ***National Register Properties***

5BL.10397	210 W. Baseline Road	Adams House
5BL.10398	310 W. Baseline Road	Schofield House

#### ***State Register Properties***

5BL.10397	210 W. Baseline Road	Adams House
5BL.10398	310 W. Baseline Road	Schofield House
5BL.10402	10305 W. Baseline Road	Domenico Farm

#### ***Local Landmark Properties***

5BL.10396	200 W. Baseline Road	Circle Motel
5BL.10397	210 W. Baseline Road	Adams House
5BL.10398	310 W. Baseline Road	Schofield House
5BL.10399	511 W. Baseline Road	Schweiger House
5BL.10401	101 E. Baseline Road	Lafayette Pioneer School
5BL.10402	10305 W. Baseline Road	Domenico Farm
5BL.10403	108 E. Baseline Road	Roads House
5BL.10404	807 N. 111th Street	Bokan-Larson House
5BL.10405	450 S. 112th Street	Swinburg Farm

## ***Recommendations***

### **Preservation Planning**

- Apply for a State Historical Fund grant for Historic Structure Assessment for the Domenico Farm.
- Apply for a State Historical Fund grant to prepare a Preservation Plan for the Domenico Farm.
- Photo-document Shady Acres Mobile Home Park and interview long-term residents before the property is demolished for development.
- Develop a Historical Preservation Plan for the City of Lafayette.
- Review properties previously surveyed in the 1999, 2001, and 2004 inventories and re-evaluate for local designation (The first two surveys took place prior or concurrent with development of the HP ordinance).
- Analyze and consolidate project databases from 1999, 2001, 2004, and 2008 surveys.
- Begin surveying resources in Lafayette's 1960s-1970s subdivisions.

### **Landmark Designation**

- Encourage and/or assist property owners in designating eligible properties to the State or National Register, especially Domenico Farm.
- Re-survey the Doc Riley Farm (5BL.5525), Waneka Centennial Farm (5BL.1994) and Lafayette Grain Elevator (5BL.9564) to further evaluate eligibility to the State Register or National Register.
- Refine the list of local properties eligible to local landmark program, State Register, and/or National Register.
- Assist designation of additional properties to the Lafayette Coal Mining NRHP.

### **Education and Outreach**

- Publish survey information and photographs on the city website.
- Involve schoolchildren in local landmark designation of the Lafayette Pioneer Elementary School.
- Partner with the Lafayette Miners Museum and Lafayette Library to offer educational programs on Lafayette's agricultural heritage, the Lincoln Highway impact, and/or Lafayette outbuildings.
- Sponsor a photographic exhibit on Old Town Lafayette using 1948 photographs from the Tax Assessor Cards at the Boulder Carnegie Library and/or Sanborn Fire Insurance Maps.
- Sponsor a teacher-training program on local history and historic buildings and neighborhoods, using materials from the survey.



## ***Re-Evaluated Agricultural Properties***

These once-rural properties have been annexed or likely will be annexed into Lafayette. The 14 previously surveyed properties were re-evaluated to provide information to the Lafayette City Council, Planning Department, Planning Commission, and HPB to guide land-use decisions that could impact the properties.

To make information more readily available to Lafayette decision makers, this section consolidates information from Inventory Forms prepared during the Boulder County Historic Sites Survey carried out in the 1990s. It also includes recent photographs, where possible, and provides a brief description and re-evaluation of each property for designation as a local landmark.

Recent photographs were shot by Cathleen Norman in 2007 and 2008 and by intern Megan Pluim in 2008. Several properties could be photographed only from the public right-of-way. If access to the property was not possible, photographs from the earlier surveys were provided and captioned as such.

<b>Map ID</b>	<b>ID #</b>	<b>Name</b>	<b>Address</b>
A	5BL.2724	Kuhl Property	10960 Arapahoe Rd.
B	5BL.5466	Arapahoe Hill Farm	10282 Arapahoe Rd.
C	5BL.5525	Doc Riley Farm	1385 N. 95th St.
D	5BL.5596	Baessler Property	9075 W. Baseline Rd.
E	5BL.5761	McDonald Property	12329 Baseline Rd.
F	5BL.5793	Shirk Property	10538 Arapahoe Rd.
G	5BL.7260	Shannon Farm (NR)	1341 N. 95th St.
H	5BL.7265	Beauprez Dairy Farm	742 95th St. (695 Beauprez)
I	5BL.7404	Healy Property	10167 Arapahoe Rd.
J	5BL.7429	Miles Property	8912 Arapahoe Rd.
K	5BL.1994	Waneka Colorado Centennial Farm	12076 Baseline Rd.
L	5BL.9249	Ray Burt/ Schillawski House	1160 N. 119th St.
M	5BL.9263	Warembourg Farm	442 112th St.
N	5BL.9564	Lafayette Feed and Grain	816 E Baseline Rd.

Property locations are shown, using the above Map ID, on the Survey Map on page 4 of this report.

**A 5BL.2724**

**Kuhl Property**

**10960 Arapahoe Rd.**

**Surveyed 1990, Colorado Department of Transportation**

**1999, Carl McWilliams, Cultural Resource Historians**

### **Property Description/History**

This property is comprised of a house (1934), garage, workshop, and barn/loafing shed (construction dates for outbuildings are unknown) on seven acres. In the 1940s and 1950s the property was a 17-acre farm operated by Floyd E. and Neradia Harris. By 1999 the farm had been reduced in acreage and was owned by the George Kuhl estate.

The 1990 survey concluded: "The Bungalow style farmhouse has been altered quite extensively from its historic appearance, and two of the three extant secondary buildings are less than fifty years old. Moreover, at least five structures which were built prior to 1948 have since been razed." Alterations pre-dating 1990 include horizontal siding in the façade, an enclosed front porch, two small rear additions, and newer gabled dormers.

### **Property Evaluation**

The property appears unchanged from its 1999 condition. The property is not eligible for historic designation. Alterations to the house have detracted from the architectural integrity and outbuildings associated with agricultural use have been removed.

### **Threats**

Alterations have removed the architectural integrity of this property.

This property is designated as Rural Preservation by an Intergovernmental Agreement (IGA), identified in the East Boulder County Comprehensive Development Plan. The IGA is between the City of Lafayette, Town of Erie, and Boulder County. Rural Preservation designates that the property will not be annexed by the City of Lafayette or the Town of Erie for development, but will remain in unincorporated Boulder County.

However, the rural character of the property could be diminished if widening of Arapahoe Road takes place.



**Photographs by Megan Plum, 2008**

**B 5BL. 5466      Arapahoe Hill Farm      10282 Arapahoe Rd.**

**Surveyed 1994, Cultural Resource Historians and Tatanka Historical Associates**

**Property Description/History**

This 15-acre property is comprised of a ca 1900 house and a garage, barn, storage shed, and hay shed. Most outbuildings appear to be ca 1940 construction. A white slat fence encloses the house yard. James G. and Laverne Sherman owned the farm in the late 1940s and early 1950s. During recent decades the property has operated as Arapahoe Hill Farm offering riding lessons and horse boarding facilities.

The farmhouse has been somewhat altered with newer first-story windows and back porch enclosed with windows and siding. The 1994 survey concluded: “modern additions to the house have seriously compromised the building's historic integrity, and the property's other buildings have been moderately altered as well,” and determined the property ineligible for listing in the National Register or State Register or designation to the Boulder County landmark program.

**Property Evaluation**

The property is in the same condition as when it was surveyed in 1994. Despite alterations to the farmhouse, the property is one of the more intact farm properties in the Lafayette vicinity. The exterior retains the original form, scale, and roof form, as well as narrow original wood siding. The outbuildings are relatively intact.

This property is recommended eligible for local designation in the Lafayette landmark program under i) architecture and ii) social history criteria.

**Threats**

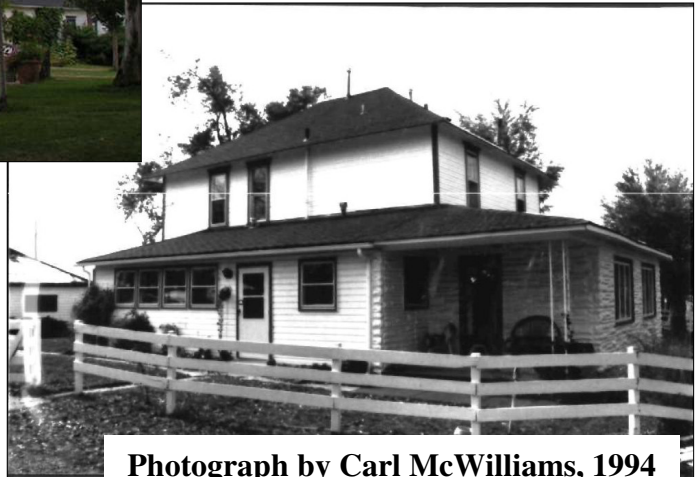
The property could face potential development. A conservation easement would preserve the 15-acre parcel.



**Farmhouse**



**Farmhouse**



**Photograph by Carl McWilliams, 1994**



**Outbuildings**

**Photograph by Carl McWilliams, 1994**



**C    5BL. 5525                      Doc Riley Farm                      1385 N. 95th St.**

**Surveyed 1995, Cultural Resource Historians and Tatanka Historical Associates**

**Property Description/History**

This 12-acre property is comprised of a house (ca 1900), caretaker's house, barn, garage, milk house, coal shed, granary, chicken shed, loafing shed, equipment sheds, loading chute, and galvanized metal granaries and silos (construction dates for outbuildings are unknown).

From the late 1920s to circa 1949, this property was owned by Dr. H.L. Riley, physician and surgeon, who operated his medical practice out of the house. His widow Minnie Riley sold the property. By the early 1950s it had been acquired by the Curtis Cannon family. Euell Gibson leased and farmed the property between 1953 and 1968. Paul and Shirley Crews purchased the property in 1968 and retained ownership for several decades.

**Property Evaluation**

The property is an excellent unaltered example of a prosperous farm with numerous intact related outbuildings. It was recommended for listing in the National Register and designation under Boulder County's landmark program as "one of Boulder County's largest, best preserved, and most intact historic farm complexes" when it was evaluated in 1995. The property still remains in excellent, unaltered condition today.

The property retains all buildings in good condition and appears eligible for listing in the National Register or State Register under Criterion A, Agriculture and Criterion C, Architecture. It should be re-surveyed to conclusively determine eligibility. It is strongly recommended for designation in the Lafayette landmark program under criteria i) architecture and ii) social history.

**Threats**

The adjacent acreage to the north has been developed into a residential neighborhood.

Further development likely will encroach upon the property. The farm buildings may be preserved by incorporating them into the development design and adaptively re-used.

Also, several of the rear outbuildings are in deteriorated condition.

**Facade**







**Outbuildings**



**Adjacent Caretaker's House**



**D 5BL. 5596**

**Baessler Property**

**9075 W. Baseline Rd.**

**Surveyed 1994, Cultural Resource Historians and Tatanka Historical Associates**

**Property Description/History**

The property consists of a house (ca 1900) and barn (pre 1948). George Baessler owned and lived on the farm from 1907 until his death in 1978. An Arkansas native, Baessler married Alice Morrell in Boulder in 1923. Alice Baessler lived at the farm until her death in 1983. The Baessler family sold the property to Royer and Laramie Wylie. The Day family rented the house from the Wylies in the early 1990s.

Oral tradition holds that the site was a strawberry farm in the early years. The house has received several alterations, including applying metal siding, enclosing the porch with glass windows, and building a wood deck on the side.

**Property Evaluation**

Despite alterations, the property is one of the more intact farm properties remaining in the Lafayette vicinity and is unusual in its ownership by the same family for more than 70 years. It was recommended as ineligible to the national and State Register but eligible for designation as a Boulder County landmark when it was surveyed in 1994.

The house relatively unchanged since then. It is recommended for designation in the Lafayette landmark program under criteria i) architecture and ii) social history.

**Threats**

The property could be impacted by widening of Baseline Road.



**House**



**Pre 1948 barn**

**E 5BL. 5761**

**McDonald Property**

**12329 Baseline Rd.**

**Surveyed 1995, Cultural Resource Historians**

**Property Description/History**

When documented in 1995, the property consisted of a house (1879), shed, barn, and garage (construction dates for outbuildings are unknown). Information on historic ownership was not provided on the 1995 Inventory Form. This property could not be photographed in 2007-2008 because the present owner refused access. The house has been altered by additions, newer windows, and modern siding. The outbuildings remained relatively intact when photographed in 1995.

**Property Evaluation**

The property was evaluated as ineligible for the National Register, State Register or Boulder county landmark program in 1995: "The property's integrity is well below average."

**Threats**

None known



**Photographs by Carl  
McWilliams, 1995**





**F 5BL. 5793**

**Shirk Property**

**10538 Arapahoe Rd.**

**Surveyed 1994, Cultural Resource Historians**

**Property Description/History**

The property consisted of a house (ca 1910), frame garage, and large pre-fabricated metal horse barn in 1994. Property history is not available. Property access was denied the surveyor in 1994 and the house was photographed from public right-of-way, excluding outbuildings. The house appears altered by reconstructed porch and installation of a picture window.

**Property Evaluation**

Due to alterations of the house and lack of agricultural outbuildings, the property was evaluated in 1994 as ineligible for historic designation to the National Register, State Register or Boulder County landmark program.

**Threats**

Alterations have removed the architectural integrity of this property.

This property is designated as Rural Preservation by an Intergovernmental Agreement (IGA), identified in the East Boulder County Comprehensive Development Plan. The IGA is between the City of Lafayette, Town of Erie, and Boulder County. Rural Preservation designates that the property will not be annexed by the City of Lafayette or the Town of Erie for development, but will remain in unincorporated Boulder County.

However, the rural character of the property could be diminished if widening of Arapahoe Road takes place.



**Photograph by Megan Pluim, 2008**



**Surveyed 1998, Cultural Resource Historians**

**Property Description/History**

This 38-acre property is comprised of a farmhouse (1915), barn, silo, garage, and milk house (construction dates for outbuildings are unknown). By the early 1890s this land was owed by William A. Davidson, one of Boulder County's richest and most influential landholders. Brothers Frank and Roy Shannon acquired the farm in the early 1900s. They began farming here and presumably built the house, barn, and other buildings on the property during the 1910s. The Shannon family raised Holstein dairy cattle during the 1920s and 1930s.

**Property Evaluation**

The property was listed in the National Register in 2003. The farmhouse remains architecturally intact, although the decorative trim was added during recent restoration work. The gambrel-roofed barn is a rare example of a clay tile barn in Boulder County. The barn and silo are visible from 95th Street and the agricultural landscape provides a vivid visual reminder of the farming and ranching that helped settle eastern Boulder County. The property is recommended for listing in the Lafayette Landmark program under criteria i) architecture, ii) social history, and iii) geographic, which would provide greater protection for alterations and demolition.

**Threats**

The surrounding acreage is slated for subdivision for residential development. The farm buildings may be preserved by incorporating them into the development design and adaptively re-used.



**View from the south**





**H 5BL. 7265**

**Beauprez Farm**

**742 95th St. (695 Beauprez Rd.)**

**Surveyed 1999, Cultural Resource Historians**

**Property Description/History**

When surveyed in 1999, this property was comprised of a farmhouse (1926), large barn (1924), office, garage, two cattle sheds, two silos, two machine sheds, a milk house, an oil shed, a privy, and a grain bin on .95 acres (construction dates for outbuildings are unknown).

Belgian immigrants Arthur and Irma Beauprez are significant to the history of Boulder County as the founders of the Beauprez Dairy, which produced one of the top ten herds of registered Holstein cattle in the nation. The family, which included sons Joe, Marcellius, Cyril, Julius, Anthony, and Oscar, and daughters Martha and Elsie, began their operation in the early 1900s on 160 acres of prime farm and grassland located north of Louisville and west of Lafayette.



Joe Beauprez assumed an ever-increasing role in the dairy operation, and by the late 1940s, following his parents' retirement from active management, became owner. With the help of his wife Marie and their four children – Melvin, Michael, Robert, and Rita – Joe expanded the dairy.



They family eventually leased up to a thousand acres of surrounding land to support the growing herd. Through careful management and selective breeding, the fame of the dairy's cattle grew. According to the Beauprez family, Beauprez Holsteins are represented on every continent in the world, either through frozen semen or live animals. Existing original farm buildings include the barn, built in 1924 by Boulder contractors Davis and Fisher.

The house, also built by Davis and Fisher, was constructed in 1926. The farm's remaining buildings, which include cattle and machine sheds, a milk house, office and garage, were

all built by the Beauprez family. The privy is notable as an example of Works Program Administration (WPA) architecture, built in the 1930s.

The Beauprez herds were sold in 1990 and the machinery in 1991. By 1999 the land supporting the dairy farm had all been developed, except the small parcel that contains the farmstead.

The farmhouse has been somewhat altered by metal roofing, synthetic siding, enclosure of the front porch, and newer windows. The barn and several outbuildings were covered in metal siding in the 1980s.

### **Property Evaluation**

The Beauprez barn is one of Boulder County's largest and best gambrel-roofed barns. The 1999 survey concluded that the property possesses additional significance for its long, well-documented association with the highly successful dairy farm and the Beauprez family.

Since then, the agricultural setting has been diminished greatly by the encroachment of residential subdivision. It is recommended for designation in the Lafayette landmark program under criteria i) architecture, ii) social history, and iii) geographic. Alterations to the buildings and loss of its rural agricultural context have reduced the likelihood for eligibility for the State or National Register.

### **Threats**

None



**Photographs by  
Megan Plum, 2008**



**I 5BL. 7404 Healy Property 10167 Arapahoe Rd.**

**Surveyed 1999, Cultural Resource Historians**

**Property Description/History**

In 1999 this property was comprised of a house (1940), root cellar, storage shed, garage, granary/storage building, silo, machine shed, stable, and loafing shed on 9.5 acres (construction dates for outbuildings are unknown). Roscoe F. Elliot owned the eighty-acre farm in the late 1940s and early 1950s. The property had been reduced to a 9.5-acre parcel by 1999 used for boarding and pasturing horses. Further research could provide a history of land development, including subdivision of the original 80 acre parcel to its present 9.5 acres. The farmhouse is a typical example of 1940s residential construction and design and the outbuildings are typical of mid-1900s farm operations.

**Property Evaluation**

The 1999 survey found that this property was not eligible for designation to the National Register, State Register, or Boulder County: "This property falls short of local landmark and National Register standards. Several buildings have been substantially altered so that they no longer convey a sense of their historic past." The property appeared in the same condition in 2008 and not recommended for designation.

**Threats**

Alterations have removed the architectural integrity of this property. A conservation easement would protect the rural, agricultural character.



**Photograph by Megan Plum, 2008**

**J 5BL. 7429 Miles Property 8912 Arapahoe Rd.**

**Surveyed 1999, Cultural Resource Historians**

**Property Description/History**

The property is comprised of a house (1930), garage, chicken house/tool shed, garage, two barns, loafing shed, workshop, two silos, machine shed, two storage sheds, and windmill on 80 acres (construction dates for outbuildings are unknown).

In 1940 L.M. and A.E. Kellogg owned and operated the farm, which consisted of 130 acres. Marcellius C. and Hermina Beauprez owned and operated the farm in the 1940s. Marcellius was the son of Belgian immigrants Arthur and Irma Beauprez, who established the Beauprez Dairy Farm at 942 North 95th Street (5BL.7265) about a mile east of this farm in the early 1900s.

Acquiring this farm represented an expansion of the Beauprez holdings and the family's dairy business. By the early 1960s James D. and Louise Kiniston owned the farm. John Miles bought the property in 1968. Miles, who worked as a welder, cut and sold hay on the farm.

Although it appears nearly equal in size to the original farmhouse, the post-1950 addition possesses form, scale roof, form, and exterior materials similar to the historic dwelling. The reasonably intact historic outbuildings are good examples of farm operations in the early to mid 1900s.



**House, with addition at left.**

### **Property Evaluation**

The 1999 survey recommended the farm property as ineligible for the National Register or State Register, but eligible for the Boulder County landmark program.

Because it still possesses a collection of reasonably intact agricultural outbuildings, this property is recommended for designation in the Lafayette landmark program under criteria i) architecture, ii) social history, and iii) geographic.

The barn and silo are visible from Arapahoe Road and the agricultural landscape provides a vivid visual reminder of the farming and ranching that helped settle eastern Boulder County.

### **Threats**

Potential development likely will impact this property. The farm buildings may be preserved by incorporating them into the development design and adaptively re-used. If Arapahoe Road is widened, it would impact the property's front yard.



**The barn, silo, and other outbuildings of the Miles Farm provide a vivid visual reminder of the farming and ranching that helped settle eastern Boulder County.**

**Photograph by Megan Pluim, 2008**



**K 5BL.1994**

**Waneka Farm**

**12076 Baseline Rd.**

**Surveyed 1999, Cultural Resource Historians  
Designated a Colorado Centennial Farm in 1987**

**Property Description/History**

The Waneka Farm is comprised of a farmhouse (1890), garage/bunkhouse, coal house, privy, three grain bins, truck garage, machine shed, chicken house, bunker silo, barn, two loafing sheds, silo, granary, garage, beet shack, oil shed, and cow barn (construction dates for outbuildings are unknown).

Chuck and Lois Waneka presided over the Waneka Dairy business from 1936 to 1962. The dairy operation began with Chuck selling milk to John Epler in Lafayette. The business expanded to supply milk to the Home Dairy in Lafayette. By the early 1950s, the dairy's milk was sold to Safeway under the Lucerne brand name, freighted by truck to the Lucerne plant in South Denver. About this time, Chuck Waneka converted the horse barn into one of the area's first milking parlors. It contained a pipeline from the milking machine to a refrigerated tank, from which milk trucks could draw directly. After 1962, Chuck fed cattle for many years, before selling most of the herd. Today, the Wanekas maintain just a few head.



**Photograph by Megan Pluim, 2008**



## **Property Evaluation**

The 1999 survey concluded that “the farm's buildings are significant for their association with the theme of agriculture (dairy farming in particular) in southeastern Boulder County. The farm accrues additional significance because it has been owned by a single significant family since the early 1880s, and because its history has been exceptionally well documented.

The property appears unchanged from its 1999 condition. The Waneka Farm appears to be eligible to the National or State Register. It is recommended that the property be re-surveyed to evaluate its eligibility to the National or State Register.

Visible from Baseline Road, the agricultural landscape of the Waneka Farm provides a vivid visual reminder of the farming and ranching that settled eastern Boulder County. The property is recommended for designation in the Lafayette Landmark program, under criteria i) architecture, ii) social history, and iii) geographic. The local designation would provide some protection from alterations or adverse development.

## **Threats**

Potential development of agriculture acreage could impact the property. Designating it as a local landmark would provide protection for the farm buildings. The farm buildings could be preserved by incorporating them into the development design and adaptively re-used.



**Photograph by Megan Pluim, 2008**

**Outbuildings**



**House,  
granaries at  
right**

**Photographs by  
Megan Plum, 2008**

**Outbuildings  
and silo**





**Outbuilding**



**House**

**Photographs by Carl  
McWilliams, 1994**



**Granaries**



**Barn**

**Photograph by Carl McWilliams, 1994**



**L 5BL.9249 Ray Burt/ Schillawski House 1160 N. 119th St.**

**Surveyed 2003, Carol Beam, Boulder County Open Space**

**Property Description/History**

The property is comprised of a house (ca 1930), the remaining shed section of a demolished garage, partial adobe machine shed, and privy on 40 acres (construction dates for outbuildings are unknown). Around 1930 Ray Burt and his wife Edith moved into this house, newly constructed on the property owned by Ray's great uncle, George Morrison. Burt worked for the Clayton Coal Company for 43 years, beginning in 1920 at the Clayton Mine.

In 1930 Burt left the Clayton Mine to become chief steam engineer for machinery installation at the Morrison Mine newly opened by the Clayton Coal Company in Erie. He remained at the Morrison Mine until 1940, and then became the chief steam engineer for machinery installation at Clayton's recently opened Washington Mine also in Erie. He remained at the Washington Mine until his retirement in 1963. Burt also was a member of worked United Mine Workers of America District #15, Garfield Masonic Lodge of Erie, Excelsior Chapter #66 and Order of Eastern Star Consistory #1. After his retirement he returned to farming his land on the southern half of the original Morrison acreage.



**Property Evaluation**

The 2003 survey concluded that “The property's loss of integrity prohibits its eligibility to qualify as a Boulder County Landmark, listed in the Colorado State Register of Historic Properties or the National Register of Historic Places” and the property still appears ineligible for historic designation. The property has changed little since its 2003 survey.



**Threats**

Alterations have removed the architectural integrity of this property.

**Photographs by Megan Pluim, 2008**

**M 5BL.9263**

**Warembourg Farm**

**442 112<sup>th</sup> St.**

**Surveyed 2003, Carol Beam, Boulder County Open Space**

**Property Description/History**

The property is comprised of a house (ca 1900), barn, and loafing shed on 1.3 acres (construction dates for outbuildings are unknown). The first recorded owner of the 117-acre property was Charles G. Welch (possibly associated with the Colorado Central Railroad) on June 4, 1896. By 1953, Francis P. and Glen Murphy of Iowa purchased the property. The Murphy family never lived at the property and leased it to tenant farmers.

In 1965 the Murphys sold the property to Klubert and Helen Rose Warembourg. The Warembourgs allowed the previous tenant farmers, Art and Irene Hensley, to remain on the property and continue their dairy operations. The Warembourgs never lived at the property but continued to lease out the land to the Hensleys until 1987. In 1987 the Warembourgs' son, Jeff, moved into the house with his family and began growing corn, barley, oats, and alfalfa on the property. The Warembourgs' daughter, Chris Warembourg Wecker, moved into the house around 1990. Jeff Warembourg continued to farm the land until 1995 when Keith Bateman began leasing the land from the Warembourgs.

Boulder County and the City of Lafayette jointly purchased the property from Klubert and Helen Rose Warembourg in June 2003. A conservation easement placed on the lot will restrict the property to one residential unit. Boulder County currently leases the agricultural land surrounding the lot.

The house has been altered by newer siding, newer windows, and rebuilt porch. Also, a large new building has been constructed between the house and the historic barn.



**Photograph by Megan Pluim, 2008**



### **Property Evaluation**

The property has been altered by modifications to the house and construction of the large new outbuilding; however, it still retains its rural, agricultural setting.

### **Threats**

None known



**Photograph by Megan Plum, 2008**

**N 5BL.9564**

**Lafayette Feed and Grain**

**816 E. Baseline Rd.**

**Surveyed 2004, Associated Cultural Resource Experts**

### **Property Description/History**

The property consists of the 1948 grain elevator with a ca 1980 feed store attached to the front, several ca 1950 metal granaries, and a large ca 1950 shed.

According to general manager Dave Richards, interviewed in July 2007, the grain elevator was built in 1948, and operated as Lafayette Elevator. The numerous dairy farms in the Lafayette area created a major market for grain crops such as wheat and barley. Feed was grown locally and shipped from Denver.

The grain elevator and feed mill operated until 1992. Trucks brought in feed, pulled into the alleyway and dumped grain into the receiving pits. Bucket elevators (continuous belt with buckets) lifted grain products that were dumped into ten overhead bins, and then ground via a gravity system. This interior mechanism, and a steam-flake processor that processed grains into feed, are both still intact.

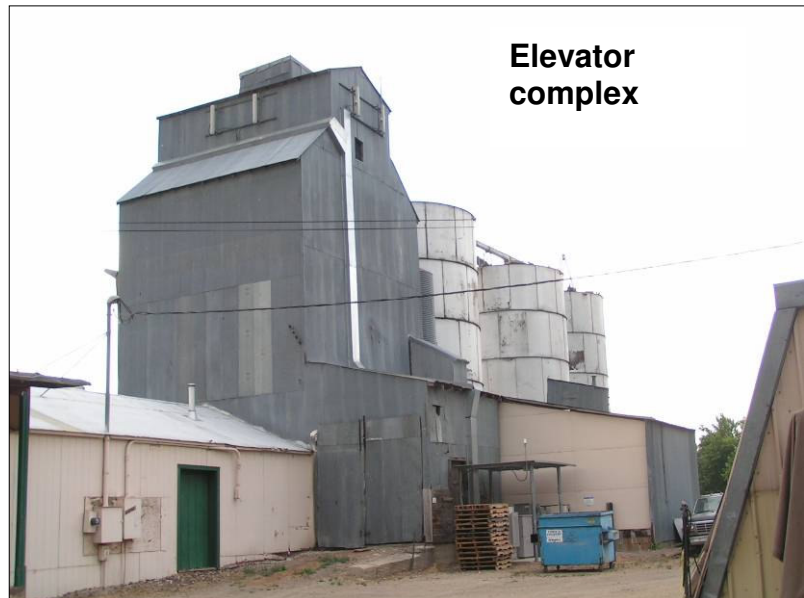
Since the early 1990s, the property has functioned as a feed and grain store for local livestock which consist of primarily horses and also a few cows, goats, and sheep.

The property is somewhat altered by the ca 1980 feed store addition at the front.

### **Property Evaluation**

As a representation of the agricultural industry that continued into the mid-twentieth century in the Lafayette vicinity, the grain elevator complex is recommended for designation in the Lafayette Landmark program under criteria i) architecture, ii) social history, and iii) geography.

As the only example of agricultural industry in the Lafayette vicinity, its eligibility to the State Register or National Register should be further investigated by re-surveying the property (the 2004 Inventory Form was prepared with scanty information).



**Elevator complex**



**Ca 1980 feed store**



## Threats

It is possible that this property could be developed for commercial use. Some of these structures could be preserved by incorporating them into the development design and adaptively re-used.



**Granaries**



**View from east**

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## ***Maps***

*Lafayette Quadrangle*. Washington, D. C.: United States Department of the Interior – U. S. Geological Survey, 1965, photorevised 1994.

*Erie Quadrangle*. Washington, D. C.: United States Department of the Interior – U. S. Geological Survey, 1967, photorevised 1979.

## ***Appendices***

- A. Survey Log Ordered by Address
- B. Survey Log Ordered by State ID
- C. Re-Evaluation of Previously Recorded Properties

**A. Survey Log Ordered by Address (Intensive Survey only)**

	<b>Site ID</b>	<b>Address</b>	<b>Ind NR Eligible?</b>	<b>Ind SR Eligible?</b>	<b>Local Landmark Eligible?</b>
101 East Baseline Road	5BL.10401	Lafayette Pioneer School			X
108 East Baseline Road	5BL.10403	Roads Office			X
11013 Empire Avenue	5BL.10406	Lawson Farm			
200 West Baseline Road	5BL.10396	Circle Motel			X
210 West Baseline Road	5BL.10397	Adams House	X	X	X
310 West Baseline Road	5BL.10398	Schofield House	X	X	X
511 West Baseline Road	5BL.10399	Schweiger House			X
850 West Baseline Road	5BL.10400	Shady Acres Mobile Home Park			
10315 West Baseline Road	5BL.10402	Domenico Farm		X	X
807 North 111 <sup>th</sup> Street	5BL.10404	Bokan-Larson House			X
450 South 112 <sup>th</sup> Street	5BL.10405	Swinburg Farm			X



**B. Survey Log Ordered by State ID (Intensive Survey only)**

			<b>Ind NR Eligible?</b>	<b>Ind SR Eligible?</b>	<b>Local Landmark Eligible?</b>
5BL.10396	200 West Baseline Road	Circle Motel			X
5BL.10397	210 West Baseline Road	Adams House	X	X	X
5BL.10398	310 West Baseline Road	Schofield House	X	X	X
5BL.10399	511 West Baseline Road	Schweiger House		X	X
5BL.10400	850 West Baseline Road	Shady Acres Mobile Home Park			
5BL.10401	101 East Baseline Road	Lafayette Pioneer School			X
5BL.10402	10315 West Baseline Road	Domenico Farm		X	X
5BL.10403	108 East Baseline Road	Roads Office			X
5BL.10404	807 North 111 <sup>th</sup> Street	Bokan-Larson House			X
5BL.10405	450 South 112 <sup>th</sup> Street	Swinburg Farm			X
5BL.10406	11013 Empire Avenue	Lawson Farm			

**C. Re-Evaluation of Previously Recorded Properties**

<b>ID #</b>	<b>Name</b>	<b>Address</b>	<b>Survey date and surveyor</b>	<b>Field NR eligible</b>	<b>Eligible as Lafayette Landmark</b>
5BL.2724	Kuhl Property	10960 Arapahoe Rd.	1990, Colorado Dept. of Transportation 1999, Cultural Resource Historians		
5BL.5466	Arapahoe Hill Farm	10282 Arapahoe Rd.	1994, Cultural Resource Historians, Tatanka Historical Associates		X
5BL.5525	Doc Riley Farm	1385 N. 95th St.	1995 Cultural Resource Historians	X	X
5BL.5596	Baessler Property	9075 W. Baseline Rd.	1994, Cultural Resource Historians		X
5BL.5761	McDonald Property	12329 Baseline Rd.	1995 Cultural Resource Historians		
5BL.5793	Shirk Property	10538 Arapahoe Rd.	1994, Cultural Resource Historians		
5BL.7260	Shannon Farm	1341 N. 95th St.	1998, Cultural Resource Historians, 2003 listed in National Register	(already on NR)	X
5BL.7265	Beauprez Dairy Farm	742 95th St. (695 Beauprez)	1999, Cultural Resource Historians		X
5BL.7404	Healy Property	10167 Arapahoe Rd.	1999, Cultural Resource Historians		
5BL.7429	Miles Property	8912 Arapahoe Rd.	1999, Cultural Resource Historians		
5BL.7430	Waneka Colorado Centennial Farm	12076 Baseline	1999, Cultural Resource Historians	X	X
5BL.9249	Ray Burt/ Schillawski House	1160 N. 119th St.	2003, Carol Beam, BC Parks & Open Space		
5BL.9263	Warembourg Farm	442 112th St.	2003, Carol Beam, BC Parks & Open Space		
5BL.9564	Lafayette Feed and Grain	816 E Baseline Rd.	2005, Associated Culture Resource Experts		