



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## BOARD OF COUNTY COMMISSIONERS Business Meeting

Tuesday, December 6, 2022 – 10:30 AM  
Third Floor Hearing Room,  
Boulder County Courthouse

**FROM:** Denise Grimm, Staff Planner

**RE:** Approval of grant applications under Boulder County Historic Landmark Rehabilitation Grant Program (2022 Grant Round)

### **HPG-22-0005: Rangeview Ranch – cabin rehab continued**

Request: Historic Preservation Grant request for the continuation of the cabin rehab

Location: 8941 Overland Road

Zoning: Forestry (F) Zoning District

Owner: Rocky Mountain Ecodharma Retreat Center

Proposed work: French drain, foundation & well and roof framing

Grant Requested: \$10,000.00

Match: \$16,391.09

**Recommend APPROVAL: \$10,000.00**

### **BACKGROUND**

This is an Historic Preservation Grant request for the landmarked cabin at the Rangeview Ranch. **The grant request is for \$10,000.00**, and it is being matched by the owner with \$16,391.09, for a project total of \$26,391.09.

This grant request is to fund well repairs, a French drain, foundation repairs and roof framing.

Please find attached maps, the staff report from landmarking, the grant application, receipts of the work, and photos.

**HPAB and staff recommend approval.**

**BOULDER COUNTY  
HISTORIC LANDMARK REHABILITATION  
GRANT PROGRAM**

**APPLICATION**

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

**1. OWNER/APPLICANT INFORMATION**

Owner or Organization

- a. Name: Rocky Mountain Ecodharma Retreat Center  
b. Mailing Address: 3573 Myland Way LaFayette CO 80026  
c. Telephone: 720-212-6597  
d. Email: jesse@rmerc.org

Applicant/Contact Person (if different than owner)

- a. Name: Jesse Dow  
b. Mailing Address: \_\_\_\_\_  
c. Telephone: \_\_\_\_\_  
d. Email: \_\_\_\_\_

**2. PROPERTY INFORMATION**

- a. Landmark Address: 8941 Overland Rd Ward CO 80481  
b. Name of the landmarked property:  
RMERC  
c. Primary Use of Property (check one):  Non-Residential  
 Residential

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

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

Complete restoration of exterior of cabin.  
Extensive work to restore and protect  
the cabin foundation

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

The General contractor is Brian Donahue with Mountain View construction, and has considerable experience with cabin restoration

- Foam jacking the foundation brings the cabin back close to its original level after significant settling.
- Installing a new well at the spring brings down the water table so the foundation doesn't excessively settle again.
- Installing a french drain further protects the foundation
- Enforcing the roof structure protects the roof from collapse.

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

This cabin is a landmark on Overland road. Everybody who drives by sees it. Fixing it up beautifies the view considerably. The cabin needs repair to remain standing.

#### 4. DESCRIPTION OF REHABILITATION

Feature A	
<p>Name of Architectural Feature: <u>Well</u></p> <p>Describe feature and its condition:</p> <p>The cabin was built about 30 ft. below a year-round natural spring for ease of access to water. This has resulted in severe damage to the foundation</p>	<p>Describe proposed work on feature:</p> <p>Build a new well at the spring to contain the water and lower the surrounding water table, so the cabin foundation is no longer at risk of collapse.</p>
Feature B	
<p>Name of Architectural Feature: <u>French Drain</u></p> <p>Describe feature and its condition:</p> <p>As described above; ground water under the cabin has caused the foundation to collapse.</p>	<p>Describe proposed work on feature:</p> <p>Trench french drains on three sides of the cabin, redirecting ground water that flows from the spring.</p>
Feature C	
<p>Name of Architectural Feature: <u>Foundation &amp; Slab</u></p> <p>Describe feature and its condition:</p> <p>Extreme settling and collapse. Slab was cracked and crooked from water intrusion</p>	<p>Describe proposed work on feature:</p> <p>Foam jacking to restore the level and integrity of the foundation. Foundation and slab waterproofing and stabilizing by injecting foam underneath it.</p>

4. DESCRIPTION OF REHABILITATION (continued)

Feature D	
<p>Name of Architectural Feature: <u>Roof Framing</u></p> <p>Describe feature and its condition:</p> <p>Due to damage to the foundation and to rot in the roof decking, the roof structure has been compromised, and needed to be reinforced to meet the required snow and wind load.</p>	<p>Describe proposed work on feature:</p> <p>sister all rafters, install collar ties on all rafters, sister ceiling joists, fortify gable end framing, install gable end vents</p>
Feature E	
<p>Name of Architectural Feature: _____</p> <p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
Feature F	
<p>Name of Architectural Feature: _____</p> <p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>

Please photocopy this sheet and attach copies if necessary.

5. COST ESTIMATE OF PROPOSED WORK

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

Feature	Work to be Funded	Grant Cost	Applicant Cost	Eligible cost
A.	Well	\$ 2,000	\$ 5,368.34	
B.	French Drain	\$ 1,800	\$ 2,160	
C.	Foundation	\$ 2,000	\$ 2,688.25	
D.	Roof Framing	\$ 4,200	\$ 10,256.50	\$6,174.50
E.		\$	\$	
F.		\$	\$	
G.		\$	\$	
H.		\$	\$	
I.		\$	\$	
J.		\$	\$	
K.		\$	\$	
Subtotal Grant Cost/Applicant Cost		\$ 10,000	\$ 26,473.09	\$16,391.09
Total Project Cost			\$ 30,473.09	\$26,391.09

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

YES

NO

6. ADDITIONAL MATERIALS REQUIRED

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

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

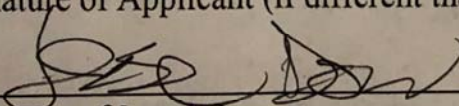
7. ASSURANCES

The Owner and Applicant hereby agree and acknowledge that:

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

\_\_\_\_\_  
Signature of Applicant (if different than owner)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Legal Owner

  
\_\_\_\_\_  
Date

INVOICE

JOHN'S WELL SERVICE INC.

PO BOX 803  
LYONS, CO 80540

DATE	INVOICE #
11/2/2021	77080

BILL TO
RMERC 1466 MEADOW LARK BOULDER, CO 80303

P.O. NO.	TERMS
	DUE ON RECEIPT

DESCRIPTION	AMOUNT
WORK AT 8941 OVERLAND - PHASE I - INSTALLED UNDERGROUND - WELL PUMP	
MATERIAL	2,172.00
LABOR	1,160.00
SALES TAX	108.27
<b>Total</b>	<b>\$3,440.27</b>

Phone #
303-444-7237

E-mail
office@johnswell.com



**JOHN'S WELL SERVICE INC.**

**INVOICE**

PO BOX 803  
LYONS, CO 80540

DATE	INVOICE #
7/19/2022	79083

BILL TO
RMERC 1466 MEADOW LARK BOULDER, CO 80303

P.O. NO.	TERMS
	DUE ON RECEIPT

DESCRIPTION	AMOUNT
WORK AT 8941 OVERLAND - PHASE II - INSTALLED PRESSURE TANK - UV SYSTEM	
MATERIALS	2,208.00
LABOR	1,610.00
SALES TAX	110.07
<b>Total</b>	<b>\$3,928.07</b>

Phone #
303-444-7237

E-mail
office@johnswell.com

# Invoice

Bill for drainage and excavation work at 8941 Overland Rd. Boulder Co.

From  
High Altitude Backhoe Services  
PO Box 263  
Garden Valley Colorado 80481  
United States of America

Date  
Aug 15 2022  
Invoice Number  
IN-0446  
Invoice Due  
Aug 30 2022

To  
Ecodharma retreat center  
8941 Overland Rd.  
Boulder Co  
United States of America

PAID  
**USD 5,340.00**  
Due USD 0.00

Description	Quantity	Rate	Amount (USD)
Labor completed with the skid steer and mini excavator.	26.5	120.00 (Hr)	3,180.00
-Trenched and installed a perimeter drain around the existing historical cabin.	} 15 hrs } \$1,800		
-Backfilled with 3/4 crushed granite.			
-Created a path from the road to the cabin and topped the path with landscape fabric and 3/4 crushed granite.			
-Built a set of rock steps using on site materials.			
-Dug a utility trench for the new propane supply line from the tank to the cabin.			
Trucking.	4.5	110.00 (Hr)	495.00
-Transporting of equipment to and from the job.			
-Trucked one load of 3/4 granite for drainage and path.			
Materials.			1,665.00
-Pip, Fittings, and landscape fabric. \$795			
-14 tons of 3/4 rock. \$870			
Subtotal			5,340.00
Paid			(5,340.00)
Total Due (USD)			0.00

\$3,960  
For French  
Drain

# crete Jack

17 South Newland Street  
Boulder, Colorado 80128  
(303) 883-3322  
info@cretejack.com | cretejack.com



## RECIPIENT:

**Johann Robbins**  
466 Meadowlark Drive  
Boulder, Colorado 80303  
Phone: 303-955-1136

Invoice #2019572	
Issued	Sep 16, 2021
Due	Sep 16, 2021
Paid	Sep 17, 2021
<b>Total</b>	<b>\$4,688.25</b>
Account Balance	\$0.00

## For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Sep 16, 2021		
Interior Slab (Room 12X12)	A section of floating concrete slab in the basement along the back wall has settled 2.5". CreteJack will perform a series of controlled corrective lifts at different injection points with geotechnical foam to raise, level and void fill concrete floor as close as original level as possible.	\$1,620.00
Interior Slab (Room 12X24)	A section of floating concrete slab in the basement along the back wall has settled 2.5". CreteJack will perform a series of controlled corrective lifts at different injection points with geotechnical foam to raise, level and void fill concrete floor as close as original level as possible.	\$3,075.00
Foam Material	All geotechnical foam material is included in the estimate to complete the project. However; in some cases, voids can sometimes be unusually larger or deeper underneath the concrete which is noted by the amount of product going in. This leads to overage of the estimated calculated foam total, if this occurs, an additional cost increase at a discounted rate of \$6.00 per pound will be added to the invoice. Again, this is only if the foam goes over the estimated total. If the job is not cost-effective for the customer or replacement is recommended, we will not move forward with the foam injection process and the customer will only be charged for the foam used on the project.	\$0.00
Foam overage charge	Foam at \$6.00 a pound.	\$228.00

Team CreteJack appreciates your business!

Subtotal	\$4,923.00
Discount	-\$234.75
<b>Total</b>	<b>\$4,688.25</b>
Paid	-\$4,688.25
<b>Invoice balance</b>	<b>\$0.00</b>
Account balance	\$0.00

# Invoice

Mountain View Construction of Estes Park

PO Box 152  
Allenspark, CO 80510-0152

Date	Invoice #
12/7/2021	1689

Bill To
Rocky Mountain Ecodharma Retreat Center 8941 Overland Road Jamestown, CO

Description	Amount
Construction Labor-12/1/21 7 hrs @ \$90.00 per hr	630.00
Construction Labor-12/2/21 6 hrs @ \$90.00 per hr	540.00
Construction Labor-12/1/21 8 hrs @ \$45.00 pr hr	360.00
Construction Labor-12/2/21 7 hrs @ \$45.00 per hr	180.00
Construction Labor-12/7/21 8 hrs @ \$90.00 per hr	720.00
Construction Labor-12/7/21 8 hrs @ \$45.00 per hr	360.00
Materials- Eight 2 x6x14 @ \$8.00 each	64.00
Waste Management	7.50
sisters ceiling joist, prepped gables and cut in gable vents	
Thank you for your business. It is a pleasure working with you.	
<b>Total</b>	<b>\$2,861.50</b>

Mountain View Construction of Estes Park

# Invoice

PO Box 152  
Allenspark, CO 80510-0152

Date	Invoice #
11/30/2021	1688

<b>Bill To</b>
Rocky Mountain Ecodharma Retreat Center 8941 Overland Road Jamestown, CO

Description	Amount
Construction Labor -11/24/21 7 hrs @ \$90.00	630.00
Construction Labor-11/24/21 5 hrs @ \$45.00	225.00
Construction Labor-11/29/21 7 hrs @ \$90.00	630.00
Construction Labor-11/29/21 7 hrs @ \$45.00	315.00
Construction Labor-11/30/21 7 hrs @ \$90.00	630.00
Waste Management-	52.50
<p>Tear down fiberglass living room ceiling and clean up, waste management. Sister rafters in the living room Completed all sister rafters and collar ties throughout.</p>	
<p><i>Roof</i> <i>\$1,575</i></p>	
Thank you for your business. It is a pleasure working with you.	<p><b>Total</b> \$2,482.50</p>

Mountain View Construction of Estes Park

# Invoice

PO Box 152  
Allenspark, CO 80510-0152

Date	Invoice #
11/16/2021	1685

Bill To
Rocky Mountain Ecodharma Retreat Center 8941 Overland Road Jamestown, CO

Description	Amount
Construction Labor- 30 hours at \$90.00 = \$2700.00	2,700.00
Construction Labor-29 hours at \$45.00 = \$1305.00	1,305.00
Finished removing bedroom wall paneling, ceiling paneling. Cut and bent rebar for footers and stem walls. Sister rafter bedroom wing. Delivered dimensional lumber for rafters and beginning of floor furring. Removed kitchen ceiling, clean up and waste management of waste fiberglass and debris	
Materials-dimensional lumber 20 pieces of 2 x 6, 2 x 8, 2 x 12 (8-20 ft long)	200.00
Waste Management	80.00
Miscellaneous-job related mileage for helper - 37 miles at \$.56 per mile.	20.72
	<i>Roof: \$2,500</i>
Thank you for your business. It is a pleasure working with you.	<b>Total</b> \$4,305.72

Mountain View Construction of Estes Park

# Invoice

PO Box 152  
Allenspark, CO 80510-0152

Date	Invoice #
5/10/2022	1049

<b>Bill To</b>
Rocky Mountain Ecodharma Retreat Center 8941 Overland Road Jamestown, CO

Description	Amount
Construction Labor-5/9/22 Principal 7 hrs @ \$90.00 per hour = \$630.00	630.00
Construction Labor-5/9/22 Helper 7 hrs @ \$45.00 per hour = \$315.00	315.00
Waste Management	18.00
Complete roof dry in	
<b>Total</b> \$963.00	

Thank you for your business. It is a pleasure working with you.

**Total** \$963.00

Mountain View Construction of Estes Park

# Invoice

PO Box 152  
Allenspark, CO 80510-0152

Date	Invoice #
6/8/2022	1055

<b>Bill To</b>
Rocky Mountain Ecodharma Retreat Center 8941 Overland Road Jamestown, CO

Description	Amount
Construction Labor-6/3/22 Principal 8 hrs @ \$90.00 per hr = \$720.00	Roof \$1,080 { 720.00 { 360.00 Facia, soffit { 630.00 { 315.00 \$1,755 { 540.00 { 270.00
Construction Labor-6/3/22 Helper 8 hrs @ \$45.00 per hr = \$360.00	
Construction Labor-6/6/22 Principal 7 hrs @ \$90.00 per hr = \$630.00	
Construction Labor-6/6/22 Helper 7 hrs @ \$45.00 per hr = \$315.00	
Construction Labor-6/7/22 Principal 6 hrs @ \$90.00 per hr = \$540.00	
Construction Labor-6/7/22 Helper 6 hrs @ \$45.00 per hr = \$270.00	
Roof repairs, facia, soffit	
Thank you for your business.	<b>Total</b> \$2,835.00



Recent photos



Recent photos



Recent photos



Recent photo



2017 – front of cabin

Addition proposed to be deconstructed



Addition previously approved to be deconstructed

Addition proposed to be deconstructed



Additions previously approved to be deconstructed



Areas in orange circles proposed to be deconstructed and partially rebuilt;  
areas in blue circles previously approved to be deconstructed

Looking east



Looking south





Areas in orange circles proposed to be deconstructed and partially rebuilt;  
areas in blue circles previously approved to be deconstructed

Looking west



Looking north



c. 1895



c. 1895








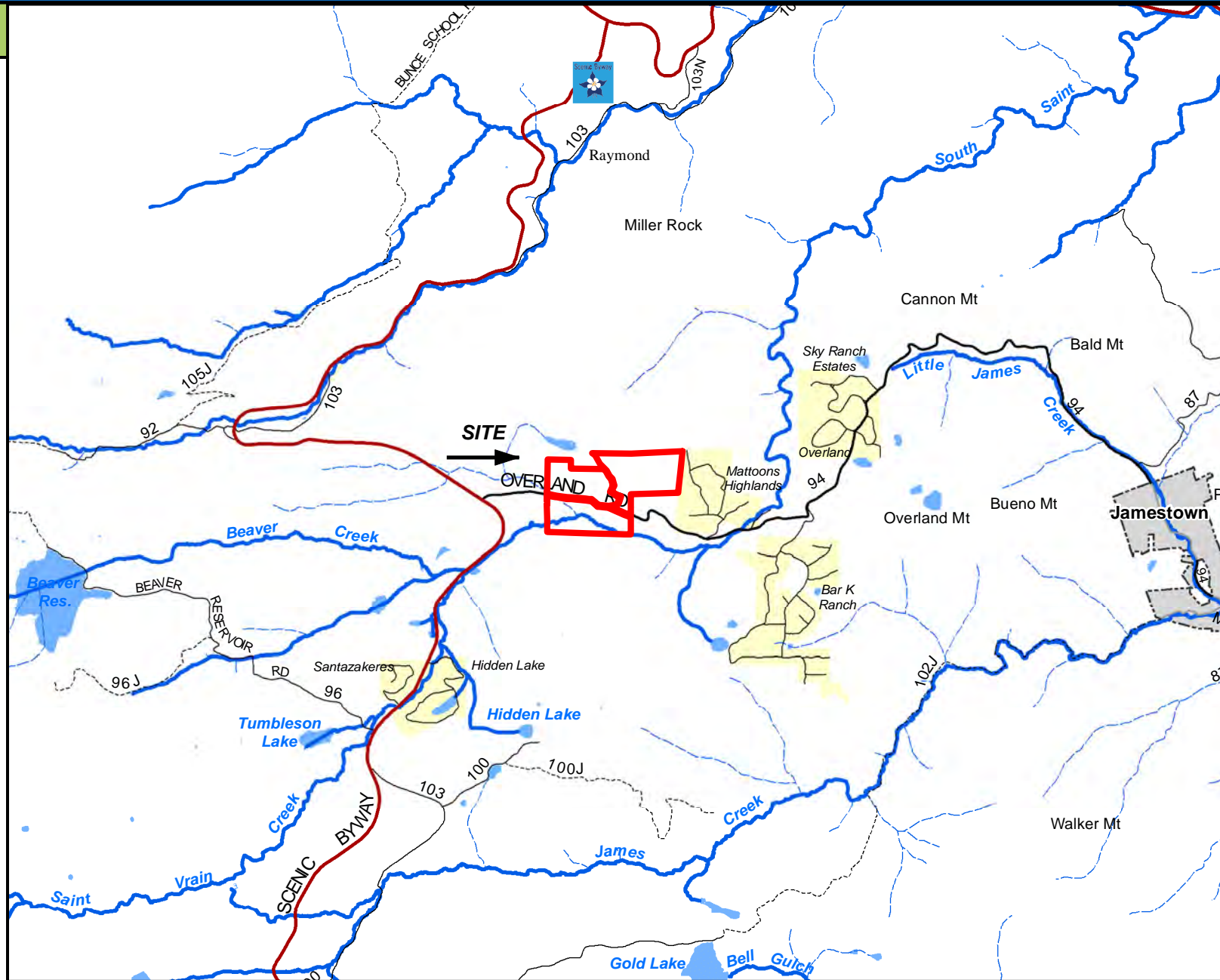
c. 1895



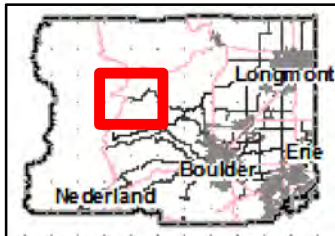


### Legend

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




Area of Detail Date: 7/21/2016

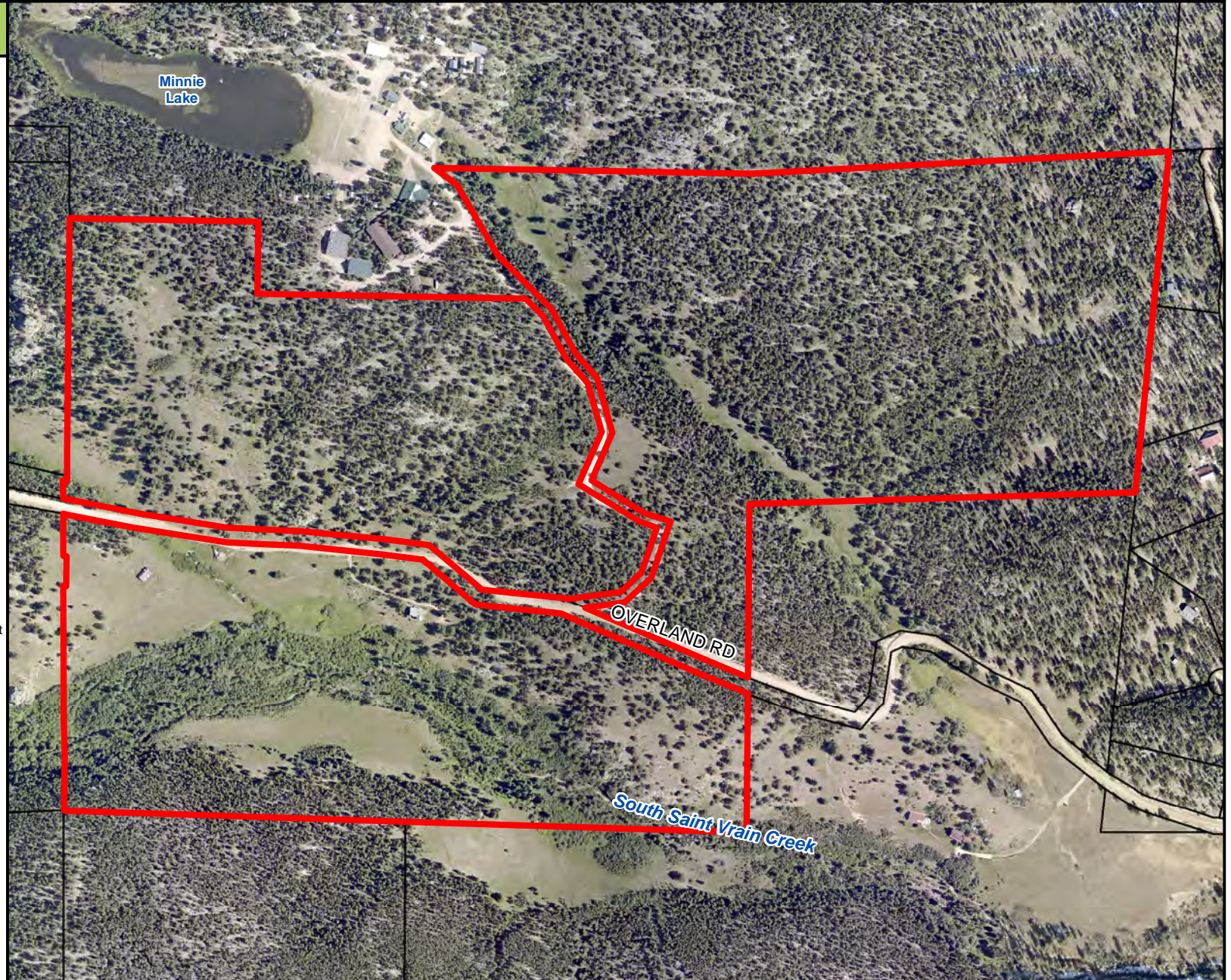


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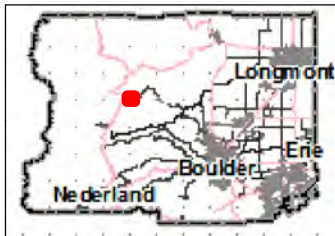


**Legend**

 Subject Property



Area of Detail Date: 7/21/2016



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# 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](http://www.bouldercounty.org)

## **HISTORIC PRESERVATION ADVISORY BOARD**

**Thursday, December 7, 2017 – 6:00 p.m.**

Third Floor Hearing Room  
Boulder County Courthouse

**STAFF PLANNER:** Denise Grimm

### **Docket HP-17-0005: Rangeview Ranch**

Request: Boulder County Historic Landmark Designation  
Location: 8941 Overland Road, in Section 21, T2N, R72W in the 6th Principal Meridian.  
Zoning: Forestry (F) Zoning  
Owner: Rocky Mountain Ecodharma Retreat Center  
Agent: Johann Robbins

### **PURPOSE**

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

### **BACKGROUND**

An application for landmark designation of the 181 acre site with the lodge, cabin, outhouse and barn contributing, has been submitted by the owners, the Rocky Mountain Ecodharma Retreat Center.

All of the existing structures on the parcel are located south of Overland Road within the two meadows north of the creek. The existing historic structures consist of a 3,876-square-foot lodge, a 1,013-square-foot cabin, a 1,500-square-foot barn, and an outhouse. The lodge dates to 1939 and the cabin and outhouse to the early to mid 1890s, the barn is later than the cabin but earlier than the lodge. Uses have included mining, ranching and a guest lodge and retreat use.

In the 1890s G. Monteau and Martin Bossen filed location certificates on several mining claims on the property. They subsequently made improvements including building structures. In 1919 after Martin Bossen died (1916) his wife Mary Elizabeth Bossen received the patents on the claims. In 1922 she sold the property to William T. Schmoll who later deeded the property to his daughter, Hazel Schmoll in 1922. Other portions of the property were homesteaded by Felix Read (patented in 1917) who sold to William T. Schmoll in 1926 and deeded to Hazel in 1932.

Hazel Schmoll, who constructed the lodge and established the guest ranch on the property, was a conservationist and the first state botanist in Colorado from 1919-1935. She offered outdoor activities on the property. In 1976, she granted a conservation easement to the Nature Conservancy in Colorado

in order to protect the property and restrict how it could be used. The property was transferred to the First Church of Christ, Scientist who continued the use. This summer the property was purchased by Rocky Mountain Ecodharma Retreat Center.

There are four contributing structures on the property. The lodge, built in 1939, has the capacity to sleep 30 people. It is entirely made of wood, with a stone fireplace, and includes a wooden porch on three sides. The one story wood cabin located west of the lodge was historically the original Bossen homestead, and more recently used by a caretaker of the guest ranch. Its age is approximately 1895. The outhouse also dates from this time. The pole barn located southwest of the homestead cabin. It was probably built sometime between the homestead and the lodge. An earlier barn and a few smaller buildings appear in photos from 1895 but are no longer there.

## **SIGNIFICANCE**

The Rangeview Ranch qualifies for landmark status under Criteria 1, 3 and 4.

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

Rangeview Ranch is significant for its association with the development of mining and ranching in the Ward area and also for its association with the use as a lodge for tourists seeking a natural setting.

Criteria 15-501(A)(3) the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

Rangeview Ranch is significant for its association with Hazel Schmall.

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 cabin is significant as an example of a log cabins, the barn as a western-style barn and the lodge as a rustic tourist-oriented structure.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-17-0005: Rangeview Ranch** under Criteria 1, 3 and 4 and subject to 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.)