



# 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-22-0006: St. Catherine's Chapel on the Rock - reroof**

Location: 10758 Hwy 7  
Zoning: Forestry (F) Zoning District  
Owners: Camp St Malo Religious Retreat & Conference Center Inc

Proposed work: reroof of chapel  
Grant Requested: \$10,000.00  
Match: \$24,950.00  
**Recommend APPROVAL: \$10,000.00**

### **BACKGROUND**

This is an Historic Preservation Grant request for the reroof of the landmarked St. Catherine's Chapel on the Rock at Camp St. Malo. **The grant request is for \$10,000.00**, and it is being matched by the owner with \$24,950.00, with the total project at \$34,950.00.

The existing roof is leaking significantly into the choir loft where the organ is located. The proposed roof is similar to what it is replacing – Owens Corning Duration Architectural shingles in “estate gray” color.

Please find attached maps, the staff report from landmarking, the grant application, the bid, and a couple of 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: Camp St. Mark
- b. Mailing Address: 16758 CO-7, Allenspark, CO 80510
- c. Telephone: 303. 747. 2786
- d. Email: info@campstmark.org

Applicant/Contact Person (if different than owner)

- a. Name: Luke Harin
- b. Mailing Address: 7400 State Highway 7, Estes Park, CO 80517
- c. Telephone: 970. 586. 5889
- d. Email: luke.harin@annunciationheights.org

**2. PROPERTY INFORMATION**

- a. Landmark Address: Same as above
- b. Name of the landmarked property:  
St. Catherine's Chapel
- 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.

Replace Roof on Chapel Building.

- 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.

Contractor: Apex Roofing

Elements: New roofing shingles (see attached quote)

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

The current roof leaks significantly into the choir loft area, where the new organ resides. Leaking tends to be worse throughout the winter months. Hence the need to complete the project now.

**4. DESCRIPTION OF REHABILITATION**

<b>Feature A</b>	
Name of Architectural Feature: <u>Roof</u> Describe feature and its condition: Wind damaged shingles and leaking sealing	Describe proposed work on feature: Re-install asphalt shingles
<b>Feature B</b>	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:
<b>Feature C</b>	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:

**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).*

<b>Feature</b>	<b>Work to be Funded</b>	<b>Grant Cost</b>	<b>Applicant Cost</b>
A.	New Rust Insulation	\$ 10,000	\$ 24,950
B.		\$	\$
C.		\$	\$
D.		\$	\$
E.		\$	\$
F.		\$	\$
G.		\$	\$
H.		\$	\$
I.		\$	\$
J.		\$	\$
K.		\$	\$
<b>Subtotal Grant Cost/Applicant Cost</b>		\$	\$
<b>Total Project Cost</b>			<b>\$ 34,950</b>

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

YES

NO

**6. ADDITIONAL MATERIALS REQUIRED**

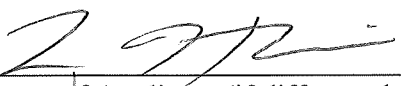
*Below is a list of the items that must be submitted along with this application:*

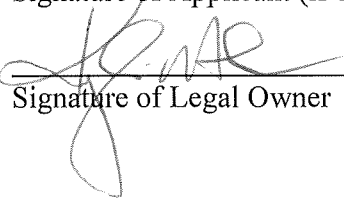
- a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label the backside of each photograph with the address of your property and the feature number.
- b. A construction bid if one has been made for your project (recommended).
- c. Working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

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

10/24/22  
 \_\_\_\_\_  
 Date

10/24/22  
 \_\_\_\_\_  
 Date



Apex Roofing Co.  
P.O. Box 3347 Estes Park, CO 80517  
Phone: 970-308-0214

St Malo - Hwy 7  
09/30/2022

Luke Hlavin  
St Malo  
10758 Colorado 7  
Allenspark, CO 80510  
(970) 586-5689

### Owens Corning Duration Series Asphalt Shingle

Tear off all existing roofing  
Inspect plywood for water damage and replace as necessary (additional charges discussed with owner)  
Install Owens Corning Weather Lock Ice and Water-shield above eaves  
Install Titanium UDL 30 weight underlayment  
Install new steel flashings and pipe jacks  
Install EPDM membrane roofing on flat areas  
Install Owens Corning Duration Architectural shingles  
Install Lo-Omni ridge vent  
Proper removal of all debris

\*Charges for labor and waste may incur with removal of additional layers of shingles  
\*\*Pricing subject to change after period of thirty (30) days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Payment to be made as follows:  
1/3 down payment at start of job  
Balance due upon completion of project

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\$34,950.00

### Sheffield Standing Seam

Remove current roofing system  
Install Hi-Temp Ice and Water-shield  
Install Titanium UDL30 synthetic underlayment  
Install Standing Seam 24g Steel Mechanically Seamed Roofing System  
Install S-51 color matched machined aluminum snow guard system on all eaves  
Proper removal of all debris

\*Charges for labor and waste may incur with removal of additional layers of shingles  
\*\*Pricing subject to change after period of thirty (30) days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Payment to be made as follows:  
1/3 down payment at start of job  
Balance due upon completion of project

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\$94,950.00









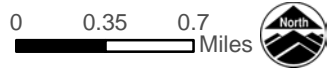
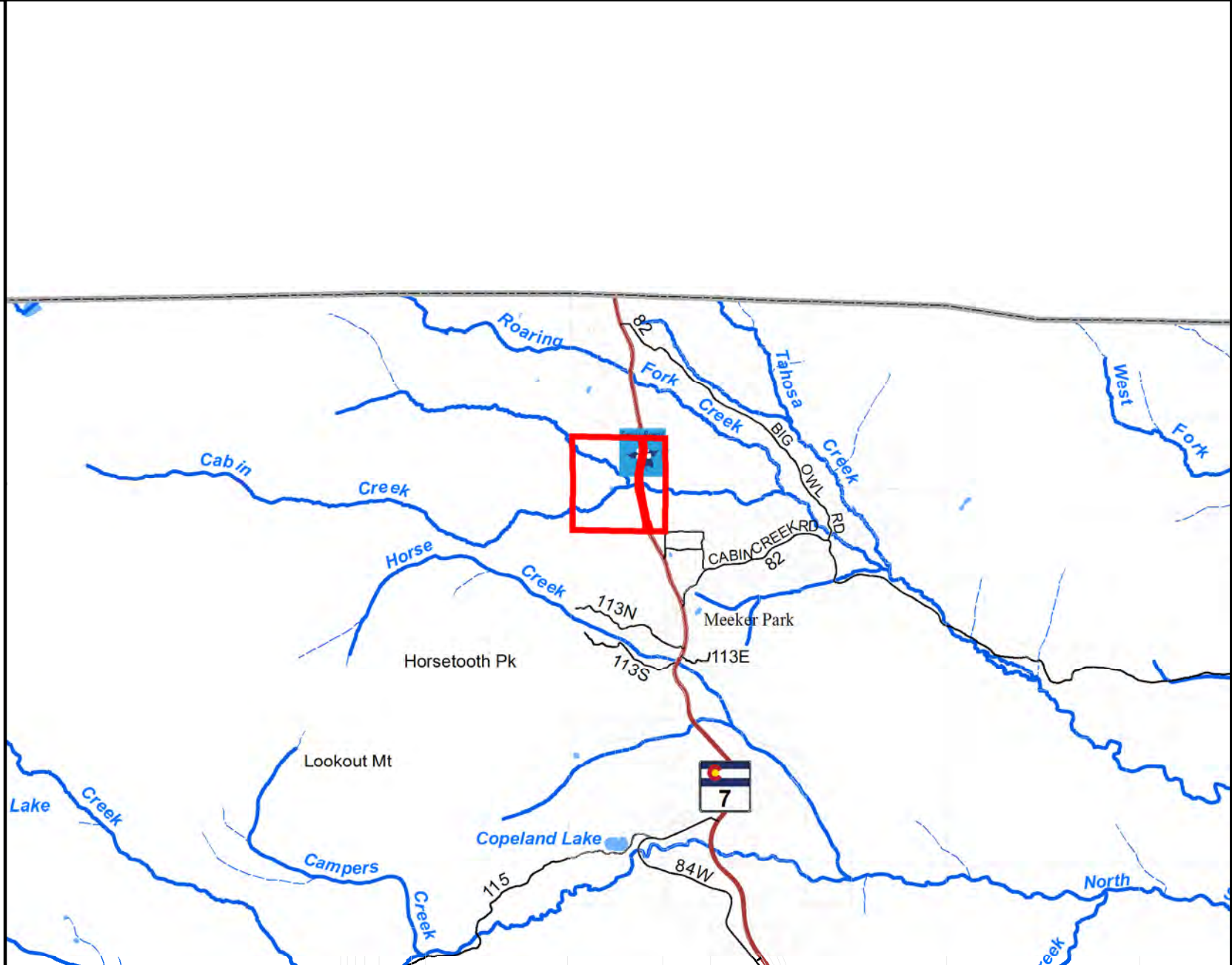
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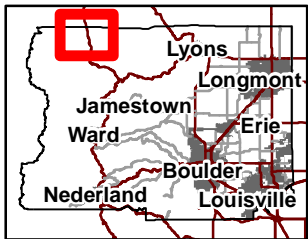
Vicinity

10758 HWY 7

 Subject Parcel



Area of Detail Date: 10/31/2022



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Aerial  
10758 HWY 7

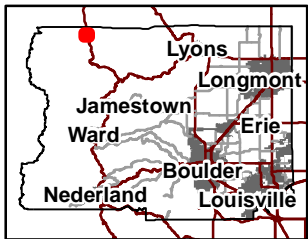
 Subject Parcel



0 0.035 0.07 Miles



Area of Detail Date: 10/31/2022



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**BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM**

Thursday, June 17, 1999 -- 9:00 AM  
Third Floor Hearing Room,  
Boulder County Courthouse

**PUBLIC HEARING**

**STAFF PLANNER:** Camilla Laughlin

**STAFF RECOMMENDATION RE:**

**Docket HP-99-03: St. Catherine's Chapel On the Rock at Camp St. Malo**

Request: Boulder County Historic Landmark Designation of the site  
Location: 10758 Highway 7, North of Allenspark  
Zoning: Forestry (F)  
Applicant: Ann Lacy, for The Archdiocese of Denver

**BACKGROUND**

St. Catherine's Chapel was constructed in 1935. Since that time, it has been a striking visual landmark along Highway 7. The chapel is located on a 160 acre parcel, the use of which is regulated through a Special Use Approval for the camp.

According to the Historical Narrative prepared by the applicant, the idea of constructing a chapel on the site first came about in 1916 when Father Joseph Julius Bosetti found the rock upon which the chapel sits while trying to find a meteor that fell from the sky.

Several years after Father Bosetti found the rock, plans for improving the road to Estes Park almost destroyed the site. The efforts of Father Bosetti saved the rock and the chapel was built soon after Mr. and Mrs. Oscar Malo donated land for the entire camp, including the chapel.

The chapel's architect was J.J.B. Benedict and the contractors were the Coulihan brothers from Allenspark. The stone used in the construction was native granite and sandstone from the Long's Peak area.

### **Significance**

The chapel is significant under three criteria (Section 15-501 of the Land Use Code):

- (1) The character, interest, or value of the landmark is important as part of the development, heritage, or cultural characteristics of the County.

Not only is this site important for its religious associations, it also helps tell the story of the importance of "tourism" along the Peak to Peak Highway during the early 1900s. Visitors from Denver and other farther locales often visited the area around Camp St. Malo to attend religious, educational, and social retreats while communing with nature.

- (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; and
- (6) The proposed landmark is an example of architectural, cultural, or archaeological significance.

The chapel is an outstanding example of rusticated architecture that is in harmony with its surroundings. The workmanship, integrity of design, and the rock foundation and use of indigenous materials contribute to this feeling while still maintaining the important elements of a chapel such as stained glass windows and a bell tower.

### **RECOMMENDATION**

On May 6, 1999 HPAB unanimously recommended approval of this docket.

Staff recommends that the Board of County Commissioners **APPROVE** Docket HP-99-03: St. Catherine's Chapel on the Rock at Camp St. Malo subject to the standard conditions:

1. Alteration of the rock formation or any exterior feature of the chapel structure, will require review and approval of a Certificate of Appropriateness by Boulder County.
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs which are temporary in nature will not require review (note: Depending on the type of work, a building permit may still be required.)