



Community Planning & Permitting

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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, October 6, 2022 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-22-0006: Billings Homestead

Request: Boulder County Historic Landmark Designation
Location: 59 Longmont Dam Road, in Section 11, T3N, R71W of the 6th
Principal Meridian
Zoning: Forestry (F) Zoning District
Owners/
Applicants: Maria and David Aaron Cross

PURPOSE

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

BACKGROUND

An application for landmark designation of two structures has been submitted by Maria and David Aaron Cross. The two structures, an old cabin and the ruins of stables, are located on an approximately 4.5-acre parcel that also includes a house built in 2000.

The property is historically associated with Norton and Theresa Billings who came by covered wagon to Colorado in 1880. The two stone structures are believed to date to c. 1880 and Billings' fifth child, William, was born in the cabin in 1885. Norton worked in different sandstone quarries in the area. He also helped construct the first wagon road from Lyons to Estes Park, and then, later, the first automobile road between them. He also ran a local saw mill and a general store in Lyons.

Both structures were partially built into the hill. The small, one-room stone cabin is in a deteriorated condition. It is missing its door, the only window is partially boarded over with no glass, and the east wall is collapsing in. Its roof structure, however, seems to be in decent shape, although it needs new shingles. The stables are in worse shape and may be called ruins. The roof has collapsed in, as have parts of the walls. The door opening and six window openings are still intact.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

SIGNIFICANCE

The Architectural Inventory Form completed in 2004 finds that the structures qualify for landmark designation under Criteria 1 and 3.

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

The two stone structures are significant for their association with the early development of the Lyons area.

Criterion 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;

The structures are significant for their association with the Billings family and their contributions to the area.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-22-0006: Billings Homestead** under Criteria 1 and 3 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 Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)