




Community Planning & Permitting

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


Vicinity

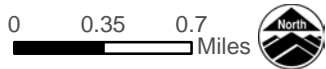
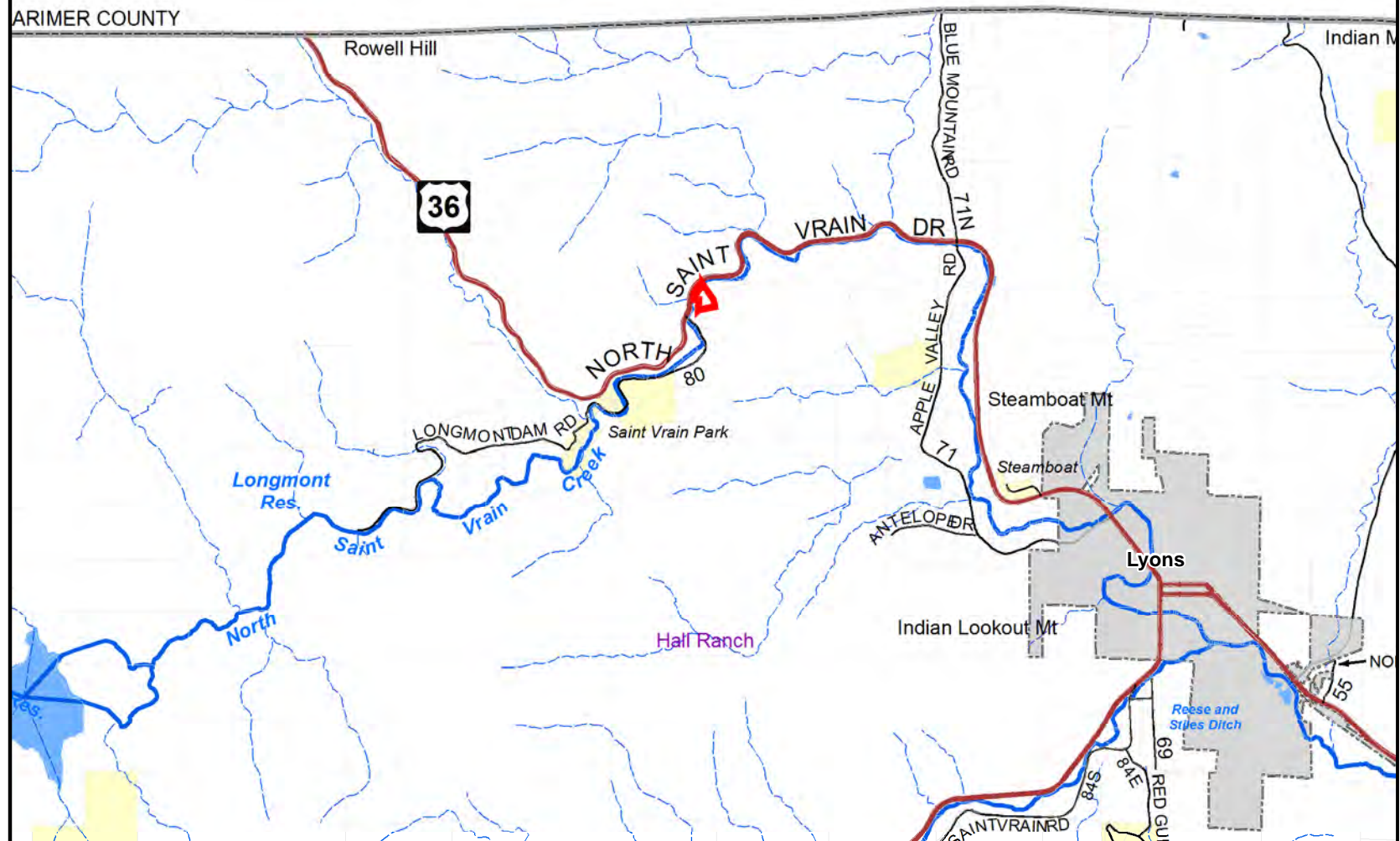
59 Longmont Dam Road

 Subject Parcel

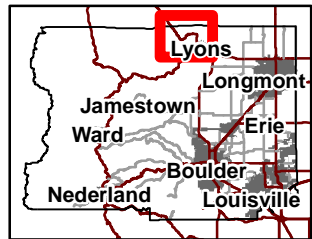
 Municipalities

Subdivisions

 Subdivisions



Area of Detail Date: 9/8/2022



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Aerial

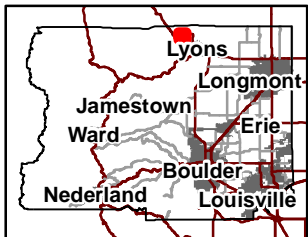
59 Longmont Dam Road

 Subject Parcel

0 0.05 0.1 Miles



Area of Detail Date: 9/8/2022



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

Aerial

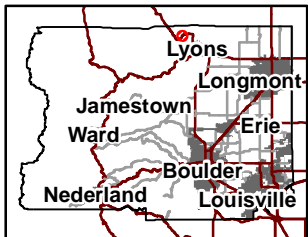
59 Longmont Dam Road

 Subject Parcel

0 0.0085 0.017
Miles



Area of Detail Date: 9/8/2022



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**Boulder County Land Use Department**

Courthouse Annex Building
2045 13th Street • PO Box 471
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@bouldercounty.org •
<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp

Historic Landmark Nomination Form**Name of Property**

Historic Name *Billings Homestead*

Other Names

Historical Narrative
The Cabin and stable were constructed around 1880 by Norton Herbert Billings. William Billings was born in the cabin in 1885. See attached Architectural Inventory form for more information.

Location of Property

Address(s)
Near 59 Longmont Dam Rd.

City <i>Lyons</i>	State <i>CO</i>	Zip Code <i>80540</i>
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Classification**Property Ownership:**

☐ Public ☒ Private ☐ Other

Category of Property:

☒ Structure ☐ Site ☐ District

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

<i>2</i>	Contributing Resources	Non-contributing Resources
----------	------------------------	----------------------------

Narrative Describing Classification of Resources
Stone foundation
Stables

Function or Use

Historic Functions
The structures were used as a cabin & stables on the Billings Homestead

Current Functions:
Currently uninhabited and being used for storage.

Resource Description

Narrative Describing Resource

Please See attached Architectural Inventory form.

Statement of Significance

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

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

Areas of Significance

Exploration

Period of Significance

The Structures were built and represent the homesteading period of Lyons and Boulder County.

Significant Dates

Significant Persons

The Billings family and notably William Billings was born in the Store cabin in 1885.

Bibliographical References

Bureau of Land Management. Land Patent. 1890. Doc. number 236.

Serial number COCOAA 038273

Weaver, Frank D. 1977. They Came by Covered Wagon. Lyons, CO: The New Lyons Recorder

Berg, Denise V. 2006. The Welch Resort, A Hidden Treasure of Boulder County.

Kumpfenberg Ventures LLC. Lyons, CO.

Geographical Data

Legal Description of Property

4.39 ACS M/L IN SE 1/4 NW 1/4 11-3N-71 AKA TR4

AKA LOT B PER 1047486 10-3-96 SPLIT FROM ID 50975

Boundary Description

4.39 acre parcel located at 59 Longmont Dam Rd. Lyon, Colorado

Boundary Justification

Property Owner(s) Information

Name

Maria and David Aaron Cross

City

Lyon3

Email Address

Cross.maria.e@gmail.com

State

Colorado

Zip Code

80540

Phone Number

303-823-5004 (home)

Signature

Maria Cross David Aaron Cross

Preparer of Form Information

Name

Maria Cross

City

Lyon3

Email Address

Cross.maria.e@gmail.com

State

Colorado

Zip Code

80540

Phone Number

703-597-6188 (cell)

Signature

Maria Cross

Photos, Maps, and Site Plan

Please see attached Architectural Inventory Form.

For Office Use Only

Docket Number

Parcel Number

Assessor ID

Application Date

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____
☐ Determined Eligible-National Register
☐ Determined Not Eligible - National Register
☐ Determined Eligible - State Register
☐ Determined Not Eligible - State Register
☐ Need Data
☐ Contributing to eligible National Register District
☐ Noncontributing to eligible National Register District



I. IDENTIFICATION

1. Resource number:	5BL.9559	Parcel number(s):	120111000011
2. Temporary resource number:			
3. County:	Boulder		
4. City:	Lyons vicinity		
5. Historic building name:	Billings Homestead		
6. Current building name:	Billings Homestead		
7. Building address:	? Longmont Dam Road		
8. Owner name:	St. Vrain Estates Property Owners Association		
Owner organization:	St. Vrain Estates Property Owners Association		
Owner address:	PO Box 1843		
	Lyons, CO 80540		

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Individually Eligible

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: 6th Township: 3N Range: 71W
1/4 of NW 1/4 of SE 1/4 of NW 1/4 of Section 11
10. UTM reference zone: 13
Easting: 473400 Northing: 4454876
USGS quad name: Lyons Scale: 7.5
Year: 1978
11. Lot(s): n/a
Addition: Year of addition:

12. Boundary description and justification:

The 1.35 acre parcel is located southeast of the intersection of US Highway 36 and Longmont Dam Road, approximately 3 miles northwest of the Town of Lyons. The parcel contains one stone cabin, the ruins of a stone stable and stone foundation of a barn.

Metes and bounds exist: ☐

III. ARCHITECTURAL DESCRIPTION

13. Building plan (footprint, shape): Rectangular Plan
14. Other building plan descriptions:
15. Dimensions in feet (length x width): Length: 14 x Width: 20
16. Number of stories: 1
17. Primary external wall material(s): stone/sandstone Other wall materials:
18. Roof configuration: gabled roof/front gabled roof
Other roof configurations:
19. Primary external roof material: asphalt roof/composition roof
Other roof materials:
20. Special features:
21. General architectural description:

The cabin is a one story, rectangular plan single dwelling that faces southwest. The cabin is constructed of uncut stone and partially set back into the surrounding hillside. The exterior is painted white. The front gabled roof is covered by asphalt shingles over wood decking. The foundation is concrete. The centered front door entrance is framed with newer wood and solid wood panel door. One small square window opening is located on the southwest elevation. The southeast stone wall has partially collapsed.

22. Architectural style: no style

Other architectural styles:

Building type:

23. Landscape or special setting features:

The buildings are located in a gently sloping open area surrounded by rocky hillside on the north and east and the North St. Vrain Creek on the west. The cabin and stable are partially built into the surrounding hillside.

24. Associated buildings, features or objects:

Architectural Inventory Form

Page 3

- | | | | | |
|-----|-----------|--|----------------|--------------|
| 1 : | Type: | stone foundation | Contributing?: | Contributing |
| | Describe: | The partial remains of a stone foundation are located to the southeast of the cabin and stable. The foundation is all that remains of a fairly large wood bank barn that once stood on the property. Construction date is unknown. | | |
| 2 : | Type: | collapsed structure | Contributing?: | Not Assessed |
| | Describe: | Located immediately to the north of the cabin is a small collapsed structure. Remains include partial stone walls and wood. There is no indication as to the original use of this structure. | | |
| 3 : | Type: | Stables | Contributing?: | Contributing |
| | Describe: | The stable is a one story, rectangular plan structure that faces southwest. The stable is constructed of uncut stone and partially set back into the surrounding hillside. The stable features one entrance and six large window openings with sandstone lintels and sills. The exterior is painted white. The roof has completely collapsed inside the structure. The stables were probably constructed around the same time as the cabin. The stables are in poor condition. | | |

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1880 Actual:
- Source of Information:
26. Architect: unknown architect
- Source of information:
27. Builder: Norton Billings
- Source of information:
28. Original Owner: Norton Billings
- Source of information:
29. Construction history:
- Evidence suggests that Norton Herbert Billings constructed the cabin and stable around 1880. The wood frame roof with composition shingles are of newer construction and not original to the building. A newer plywood wood floor was installed at an unknown date. The wood front door appears not to be original.
- Benedict, Diane Goode. 2002. Birth of a Quarry Town 1880s Lyons, Colorado. Lyons, Colorado: Applications, Plus.
- Weaver, Frank D. 1977. They Came By Covered Wagon. Lyons, Colorado: The New Lyons Recorder.
- Billings, Margaret. Telephone interview with Carol Beam. July 2004.
30. Location: original Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): single dwelling
32. Intermediate use(s):
33. Current use(s): vacant/not in use
34. Site type(s):
35. Historical background:
- The land on which the buildings are located were transferred from the public domain to Norton Herbert Billings on July 23, 1890. Billings held the land patent to 160 acres in the W 1/2 of the SE, SW of the NE and SE of the NW of Section 11, Township 3 North, Range 71 West.
- Norton Billings was born July 14, 1851 in Massachusetts. During his childhood he moved to Iowa and South Dakota before

Architectural Inventory Form

Page 4

arriving in Colorado. Norton married Elizabeth Browers of Davenport, Iowa and their first child, Etta, was born in 1870 at Marshalltown, Iowa. In 1874, Elizabeth Billings died shortly after the birth of their son, Norman Arthur. Norton moved his family to North Dakota to farm and on November 23, 1878, Norton married Theresa Gilroy. Their first child, Maud Frances, was born a year later. In 1880, the Billings arrived in Colorado by covered wagon with other family members, including Norton's three brothers and father. They settled along the North St. Vrain Creek, west of the present Town of Lyons and constructed the stone buildings that remain today. The Billing's fifth child, William, was the first to be born in the stone cabin in 1885.

Billings worked in the sandstone quarries around Lyons, as a road builder constructing the first wagon road from Lyons to Estes Park, and later constructing part of the first automobile road between the towns. He acquired timber land in the Fish Creek area south of Estes Park and operated a sawmill. In 1901, he built a log house on Apple Valley Road for his family and in later years moved to 5th Street in Lyons. Around 1912, Billings opened a general store in town. Four years later due to failing health, Billings left the general store. He passed away on August 9, 1918, in Estes Park. Theresa Billings continued to live on 5th Street until she married E.D. Wilkins while in her late 60s. Theresa Billings passed away at the age of 85 on May 30, 1946. Both Norton and Theresa are buried at the Longmont Cemetery.

Bureau of Land Management. Land Patent. 1890. Document Number 236. Serial Number COCOAA 038273.

Weaver, Frank D.1977. They Came By Covered Wagon. Lyons, Colorado: The New Lyons Recorder.

36. Sources of information:

Architectural Inventory Form

Page 5

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☒ Does not meet any of the above National Register criteria.

Boulder County Standards for Designation:

Not Determined

- ☐ Significance of the site or structure has not yet been determined. More data needed.

Standards

- ☐ The proposed landmark relates to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ The proposed landmark is an example of either architectural or structural innovation.
- ☐ The proposed landmark has archaeological significance.
- ☐ The proposed landmark is identified as the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation.
- ☐ 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 proposed landmark is identified with a person or persons significantly contributing to the local, county, state, or national history.
- ☐ The proposed landmark is the location of a significant local, county, state, or national event.
- ☒ The character, interest, or value of the proposed landmark is important as part of the development, heritage, or cultural characteristics of the County.

39. Area(s) of Significance: **exploration - exploration**

40. Period of Significance:

41. Level of significance: National: ☐ State ☐ Local ☒

42. Statement of significance:

The two stone buildings are significant for their association of the early settlement of the Lyons area and the Billings family. The cabin and stable have relevance and importance of a property type that illustrates the early homesteading period of the Lyons area and the contributions of the Billings family to the area.

43. Assessment of historic physical integrity related to significance:

The cabin and stable still retain the identity for which they are significant and are able to convey that significance for their association with the early settlement of the Lyons area.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Architectural Inventory Form

Page 6

44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Individually Eligible**
45. Is there National Register district potential? Yes ☐ No ☒
Discuss:
If there is National Register district potential, is this building contributing: Yes ☐ No ☐ N/A ☒
46. If the building is in existing National Register district, is it contributing: Yes ☐ No ☐ N/A ☒

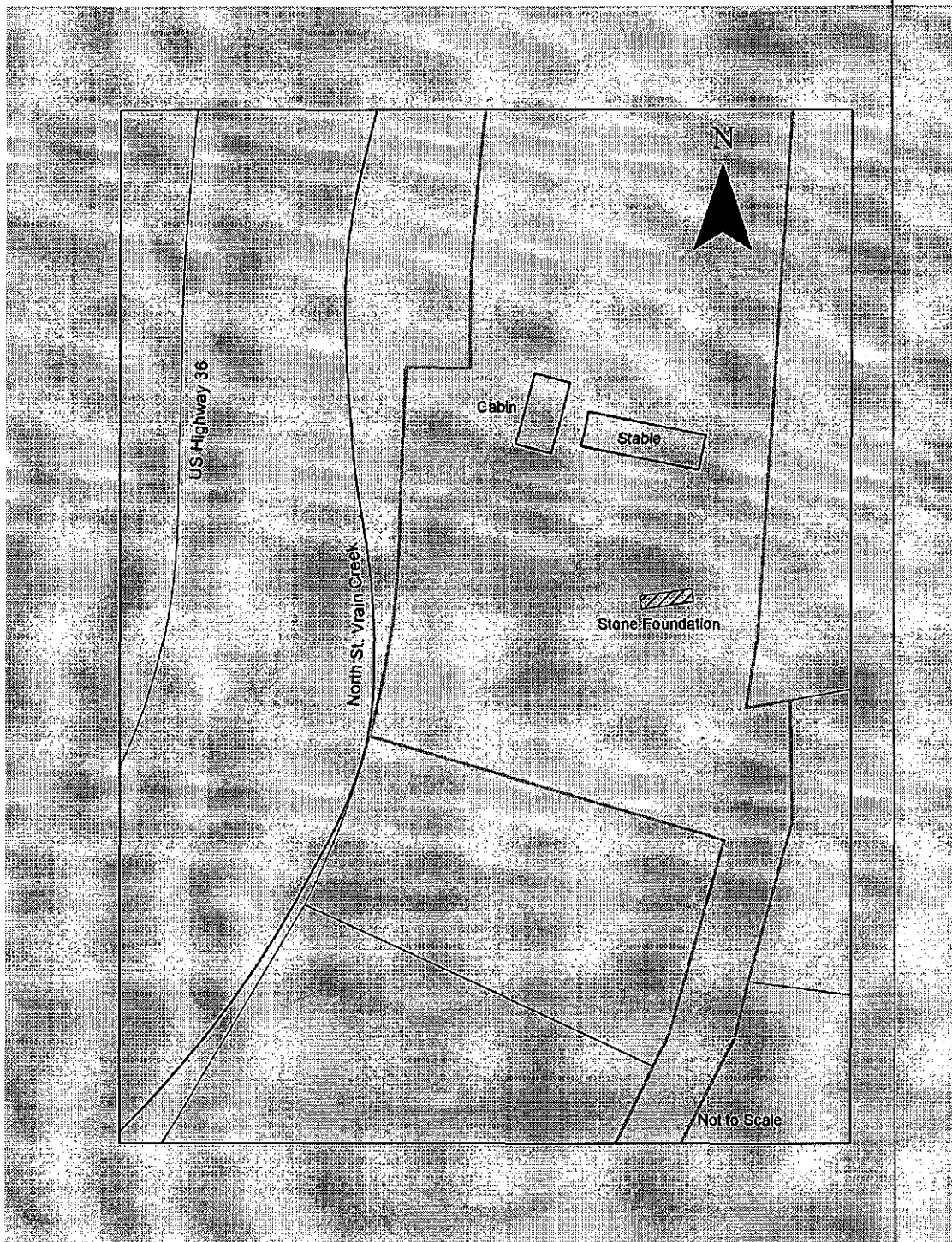
VIII. RECORDING INFORMATION

47. Photograph numbers): **Roll 17 Frames 13-23**
Negatives filed at: **Boulder County Parks & Open Space Department
5305 Spine Road., Suite B
Boulder, CO 80301**
48. Report title: **Historic Sites Survey**
49. Date(s): **08/06/04**
50. Recorder(s): **Carol A. Beam and Historic Preservation Specialist**
51. Organization: **Boulder County Parks & Open Space Department**
52. Address: **5305 Spine Road., Suite B
Boulder, CO 80301**
53. Phone number(s): **(303) 530-1980**

Architectural Inventory Form

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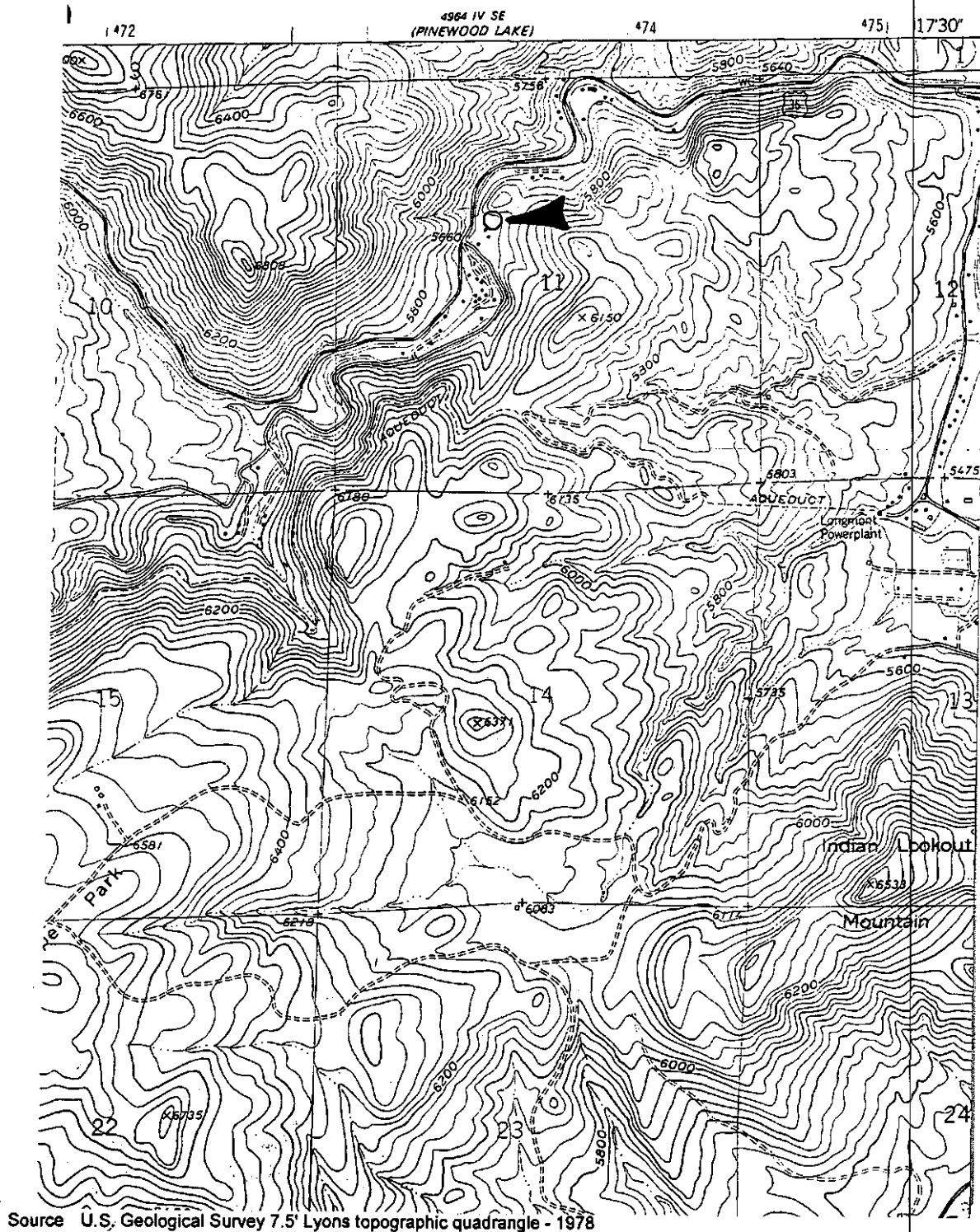
SITE SKETCH MAP



Architectural Inventory Form

Page 8

LOCATION MAP



Source U.S. Geological Survey 7.5' Lyons topographic quadrangle - 1978

Historic Sites Survey

Boulder County Parks & Open Space Department * 5305 Spine Road., Suite B
Boulder, CO 80301 * (303) 530-1980

Sorted by Resource Number



5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin and Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 13
southwest elevation

COPYRIGHT 2004

1 MIN 1 9366

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 20
west elevation

COPYRIGHT 2004

1 MIN 4 9366

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin and Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 22
southwest elevation

1 MIN 8 9366

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9423



AMERGO
PP46

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 14
west elevation

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 21
west elevation

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Stable
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 15
west elevation



5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 18
southwest elevation

IN N4N4 2 9366

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94/229

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Billings Cabin
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 16
west elevation

IN N4N4 2 9366

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94/229

5BL.9559
Longmont Dam Rd. Lyons vicinity
August 2004
Collapsed Building
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 17 Frame 19
southwest elevation

PCL BAB10AF-XON N4N4 3 9366

0.5

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Kodak

PP46



5BL.9559

Longmont Dam Rd. Lyons vicinity

August 2004

Barn Foundation

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam

Roll 17 Frame 23

southwest elevation

5BL.9559

Longmont Dam Rd. Lyons vicinity

August 2004

Billings Cabin

Negatives located at Boulder County Parks & Open Space Dept.

Photographed by Carol Beam

Roll 17 Frame 17

west elevation

SCALE





HP-22-0006: Billings Homestead

Cabin, south and west elevations



Cabin, north and east elevations



Inside cabin, looking north (below)
and looking southeast



Stable, south and west elevations



Stable, looking south and looking west

