

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 14 1987

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Boulder Valley Grange #131

and/or common currently called Boulder Valley Community Hall

2. Location

street & number 3400 North 95th Street

n/a not for publication

city, town Lafayette

vicinity of corner of 95th Street & Isabelle Road

state Colorado

code CO

county Boulder

code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: square dances, meetings, receptions

4. Owner of Property

name Anne Q. Dyni

street & number 2297 Park Lake Drive

city, town Boulder

n/a vicinity of

state Colorado 80301

5. Location of Legal Description

courthouse, registry of deeds, etc. Boulder County Courthouse, Clerk and Recorder

street & number P. O. Box 471

city, town Boulder

state Colorado 80306

6. Representation in Existing Surveys

1) Colorado Cultural Resource Survey
title 2) Boulder County Historical Site Survey has this property been determined eligible? yes no

date May 1980 federal state county local

depository for survey records 1) OAHP/DHP - 1300 Broadway, Denver, Colorado 80203
2) Carnegie Historical Library, P.O. Drawer H, Boulder Co 80306

city, town See above

state See above

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>n/a</u>

Describe the present and original (if known) physical appearance

The Boulder Valley Grange #131, a one-story hip roofed frame structure, is located in rural eastern Boulder County, Colorado. The hall, built in 1900, retains integrity of its original setting and is still surrounded by farm land at the corner of 95th Street and Isabelle Road. The building consists of the original rectangular building, a 1917 addition on the north which forms an L, and a 1947 addition across the east rear elevation. The building is in excellent condition and retains integrity of materials and design. The additions, constructed in a similar design and material as the original building, clearly demonstrate the growth of the grange through the years which resulted in the need for improvements and more space to accommodate the members and community.

Simple in design as were most early grange buildings, the Boulder Valley Grange began with a one room building measuring 24' x 50' x 12' and was erected on a foundation of rock and mortar. Wooden double-hung two-over-two sash windows measuring 6' x 3' were placed along the north and south walls, a ten-foot deep stage at the east end and a transomed entry door at the other. A chimney made of soft brick from a local brick yard served as heating stove located against the north wall. (See Attachment "A".)

The exterior was covered with double clapboard fir siding. (See Attachment "B".) The hip roof was faced with wood shingles. The interior walls were covered with 4 foot high wainscoting and the floors were of fir. Benches constructed of wide fir planking were installed on the north, west and south walls to accommodate members during grange meetings. (See Photo #7.)

In 1917 the first addition was built on a concrete foundation at a cost of \$1200. (See Attachment "C" and Photo #1.) Ship-lap siding was used on the exterior and the same hip roof style was coordinated skillfully with the original roof. A second chimney of soft brick was built to accommodate a cook stove against the north wall.

In 1936 oak floors were installed everywhere but the entry foyer and closet areas where the well worn planks are still visible. In 1940 the ceiling of the addition was lowered and the walls and ceiling in both rooms were covered with insulating board laid over the wainscoting.

In 1947, a second addition extending 20 feet to the east of the existing hall was built on a concrete foundation allowing for a new kitchen and creating an ample dining room which opened through double doors into the main meeting hall. (See Attachment "D" and Photo #2.) This addition allowed the stage in the meeting room to be moved back ten feet making considerably more space in the main hall. A coal shed was added lean-to style on the north side of the building and is accessible by a door into the dining room. Ship-lap siding was used on this addition also except for the north wall where double clapboard siding from the original building was used. The roof is flat, masked by a parapet.

In 1950, a gas forced air furnace was installed in the cloak room and the two coal stoves which had been used to heat the meeting room and dining room were removed.

10/14/87

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Boulder Valley Grange

In 1955, the tall wooden windows of the main hall were replaced with shorter ones measuring 4' x 3'. The tall windows of the first addition remain, however. (See Photo #6.)

In 1964, the north 50 feet of the original 1 acre lot were sold to Colorado Interstate Gas Company for a pumping station. Proceeds from this sale allowed funds for converting the utility closet into two lavatories with chemical toilets. At this time one of the original outhouses was removed but the other remained to accommodate local farmers who found it more convenient. There still was no indoor plumbing in the building except for a hand pump at the kitchen sink fed by a cistern installed two years after the second addition was constructed.

The thicket of Chinese elms and Mexican black locust trees planted years earlier by the grangers has been trimmed but remains the principle landscaping. Old iris beds and Mormon roses continue to bloom within this thicket every spring.

A well was dug in 1985 and plumbing was installed in the kitchen and lavatories. Because it is no longer an active grange hall, the original sign was relettered in the same style to read "Boulder Valley Community Hall". (See Photo #1.) No architectural changes have been made since 1955 (when the tall windows were replaced in the main hall) except for the addition of entry door hoods on the west side in 1986.

The building today measures approximately 2800 square feet.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> n/a community planning	<input type="checkbox"/> n/a landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Built 1900
 Additions 1917, 1947 **Builder/Architect** Built by grange members. Architect unknown

Statement of Significance (in one paragraph)

The Boulder Valley Grange Hall meets criterion A for its social significance as the center of the social, agricultural and political life of those who settled in the rural part of eastern Boulder County during the early part of the twentieth century. The grange hall also meets criterion C as a significant architectural type which typifies a turn-of-the century grange hall. It is one of seven grange halls remaining in the county. The main hall clearly shows the arrangement required for all grange meetings--a center floor space large enough for the officer's stations (desks) and wooden benches on three sides of the room for seating the general membership. (See Photo #7.) The double doors leading into the meeting room still retains the two inch hole used for receiving the password from late-comers and initiates.

The grange movement in the United States began with the establishment of the National Grange of the Patrons of Husbandry in 1867 by Oliver H. Kelley. The movement began originally to provide social and cultural opportunities for farmers and their families, but it soon developed a political nature as the grange members began working for reforms in railroad and elevator companies.

In Colorado, the "Granger" movement was the strongest in the Platte River Valley counties of Weld, Boulder, Jefferson and Arapahoe. Colorado's first grange, Clear Creek Valley Farmer's Club, was organized in 1873. There were a total of 492 granges organized in Colorado, but by 1975 only 98 of these were still active.¹ In 1987, only seven of Boulder County's original 24 granges are in existence and of those, just five meet in their own buildings. There are no granges in Colorado listed in the National Register of Historic Places.

The promise of a better life in a healthy climate brought many families from the midwest to Colorado in the mid-1800's. The discovery of gold in the foothills created a ready market for hay and produce in the gold camps. Eastern Boulder County was prime grassland and was quickly settled in the years between 1860 and 1900.² Some of these homesteading families were among the charter members of the newly organized Boulder Valley Grange in 1893. At that time they were meeting in the Davidson Schoolhouse. But it wasn't long before they began making plans for their own hall. In March of 1900, the grange minutes show that discussions began concerning building a new hall by subscription. A site measuring 200' x 200' was chosen directly across the road from the schoolhouse and work was begun with \$191 in cash. The total cost was \$384.80 and the West Boulder Lumber Company held the Deed of Trust until it was paid off in 1906.

As was the case with many of the early grange halls, membership grew rapidly and necessitated the growth of the building as well. Two additions were ultimately built

9. Major Bibliographical References

Colorado State Grange History, Colorado State Grange, Denver, CO, 1975, pp. 105-115.
History of Clear Creek and Boulder Valleys, Colorado, O.I. Baskin and Co., Historical Publishers, 1880, p. 391.
Minutes Books of Boulder Valley Grange #131, 1900-1967. A. Q. Dyni private collection.
Stone, Wilbur Fisk (Ed) History of Colorado, Vol. IV.S.J. Clarke Publishing Co., 1919, pp.45
45

10. Geographical Data

Acreege of nominated property .69 acre

Quadrangle name Niwot Quad

Quadrangle scale 1:24000

UTM References

A

1	3	4	8	8	9	1	0	4	4	3	1	6	7	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

T 1 N; R 69 W; SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, 6th P.M. County of Boulder, Colorado.
The legal description defines the ownership boundaries of the nominated property.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Anne Q. Dyni

organization Owner

date 6/15/87

street & number 2297 Park Lake Drive

telephone (303) 665-6932

city or town Boulder

state Colorado 80301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Barbara Sidler

title State Historic Preservation Officer

date 10-6-87

For NPS use only

I hereby certify that this property is included in the National Register

John Helms
Keeper of the National Register

entered in ~~the~~
National Register

date 12-7-87

Attest:

date

Chief of Registration

10/14/87

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

Boulder Valley Grange

onto the original Boulder Valley Grange Hall during its function as the center of the rural social and community activities. These included political forums at election time, fall festivals, Saturday night social dances which drew crowds from all over the county, square dance contests performed to the music of local musicians, community dinners at Thanksgiving and Christmas, Royal Neighbors and garden club meetings, annual ditch company meetings for several of the local ditches, and of course the grange meetings twice a month.

The Davidson School found the grange hall ideal for holding Christmas plays, programs and graduation exercises. In exchange they let the grangers use their well water since the early grange had none. When the first school building burned down in about 1917, charred desks and benches were carried across the road by parents and classes were held in the grange kitchen until a new school could be built.³

Local and state political issues were discussed at grange meetings and representatives were often sent to the statehouse in Denver to report back on legislation of special concern. Delegates were sent to Farmers Union meetings, to State Grange conventions and to Sugar Beet Growers conventions with input on issues affecting members.

A charter member and the first Master of the Boulder Valley Grange after it moved into its new hall was James M. Platt. Mr. Platt was one of the earliest state water commissioners of District # 6 and as such monitored the early agricultural ditches in the area. His record books on file with the State Water Commission in Denver show that he held that position from 1912 until 1931 when his son Thomas took over.

Another charter member, Jeremiah Leggett arrived in Boulder County in 1866. He served on the committee which chose the site where the where the hall now stands. For ten years Jeremiah was president of the Boulder Industrial Association, the governing arm in the 1800's of the county fair and race track and served for years on the school board.⁴

Written historical memoirs of local families, oral history tapes of descendants of early members, and minutes books kept since 1900 detail the activities which occurred there. The glass front trophy case at the front of the original meeting room still houses all the trophies won in square dance contests and state grange membership contests. A gilt framed color litho dated 1903 hangs on the wall, a testimonial award from the Colorado State Grange for increase in membership. Two photo collages also hang on the wall picturing the 42 servicemen and women from the grange who served in World War II. A large pine box measuring 10' x 2' extends along one wall in the dining room and contains scrapbooks dating from the 1940's, a history of this grange's activities through all those years.

The Boulder Valley Grange Hall is still in use as a community hall and is rented for meetings, social functions and church services.

10/14/87

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3 Boulder Valley Grange

FOOTNOTES

1. Colorado State Grange History, Colorado State Grange, Denver, Colorado, 1975, pp. 104-115.

2. History of Clear Creek and Boulder Valleys, Colorado, O.I. Baskin and Co. Historical Publishers, 1880, p. 391.
Reprinted, Unigraphic, Inc., Evansville, Indiana, 1971.

3. Thomas, Mabel Andre, tape recorded interview, Boulder, Colorado, 1987.
A. Q. Dyni private collection.

4. Stone, Wilbur Fisk (Ed), History of Colorado, Volume IV, S. J. Clarke Publishing Company, 1919, pp. 450-453.

11/30/87

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 2

Boulder Valley Grange

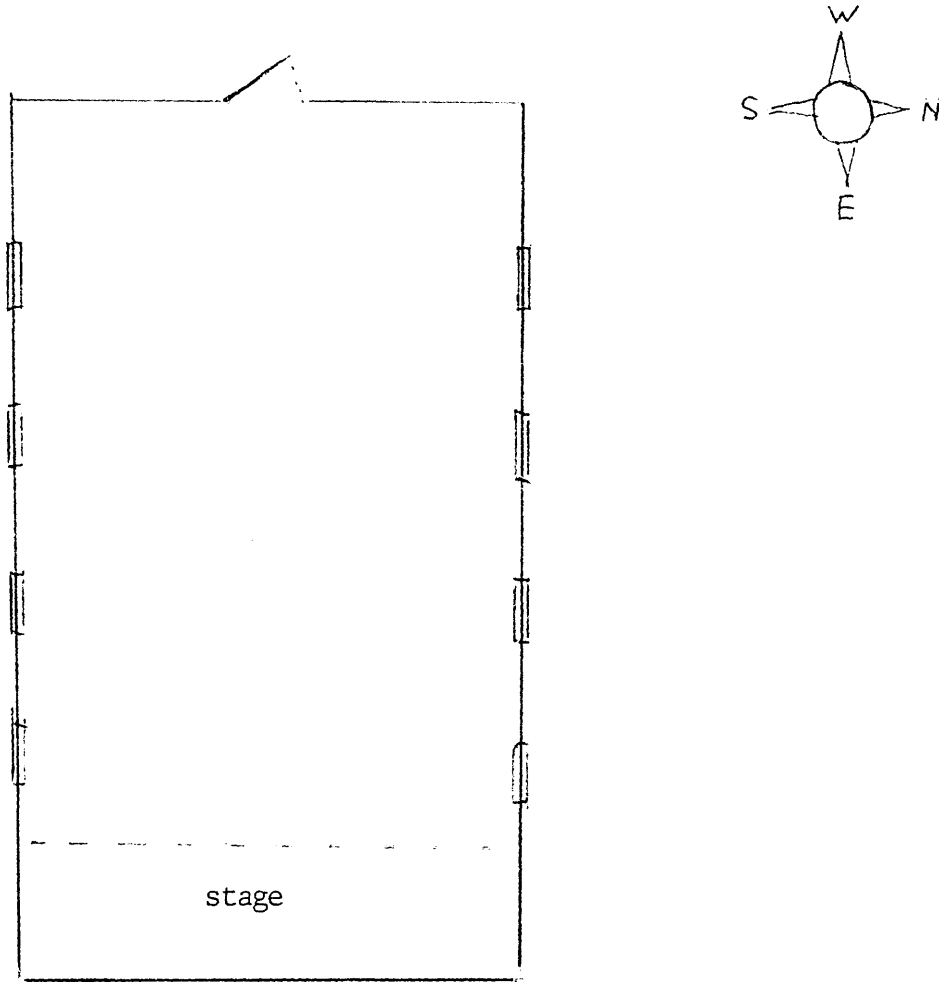
Geographical Data:

The acreage of the nominated property is less than one acre.

Verbal boundary description and justification. Amended legal description as recorded on the property deed is--"A tract of land 200 feet square in the SW corner of SW $\frac{1}{4}$; NW $\frac{1}{4}$ of Section 21: T 1 N, R69W of 6th PM EXCEPT the N 50 feet as conveyed in instrument recorded on film #676--#921524."

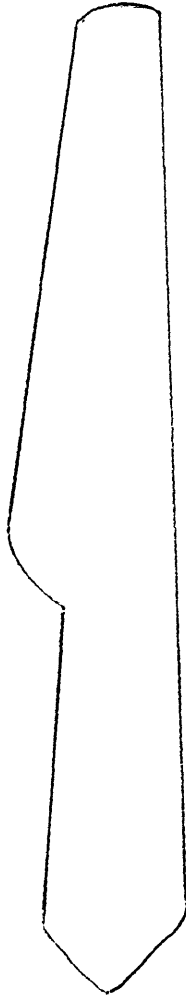
The boundaries of the Boulder Valley Grange follow the legal description boundaries and are roughly defined as: Beginning at the southeast corner of the intersection of 95th Street and Isabelle Road proceed 200 feet to the north along E side Isabelle Road to the N property line; thence east along the north property line for 200 feet to the east property line; thence south for 200 feet along the east property line to 95th Street; thence west along the north side of 95th Street to POB.

The legal description defines the ownership boundaries of the nominated property.

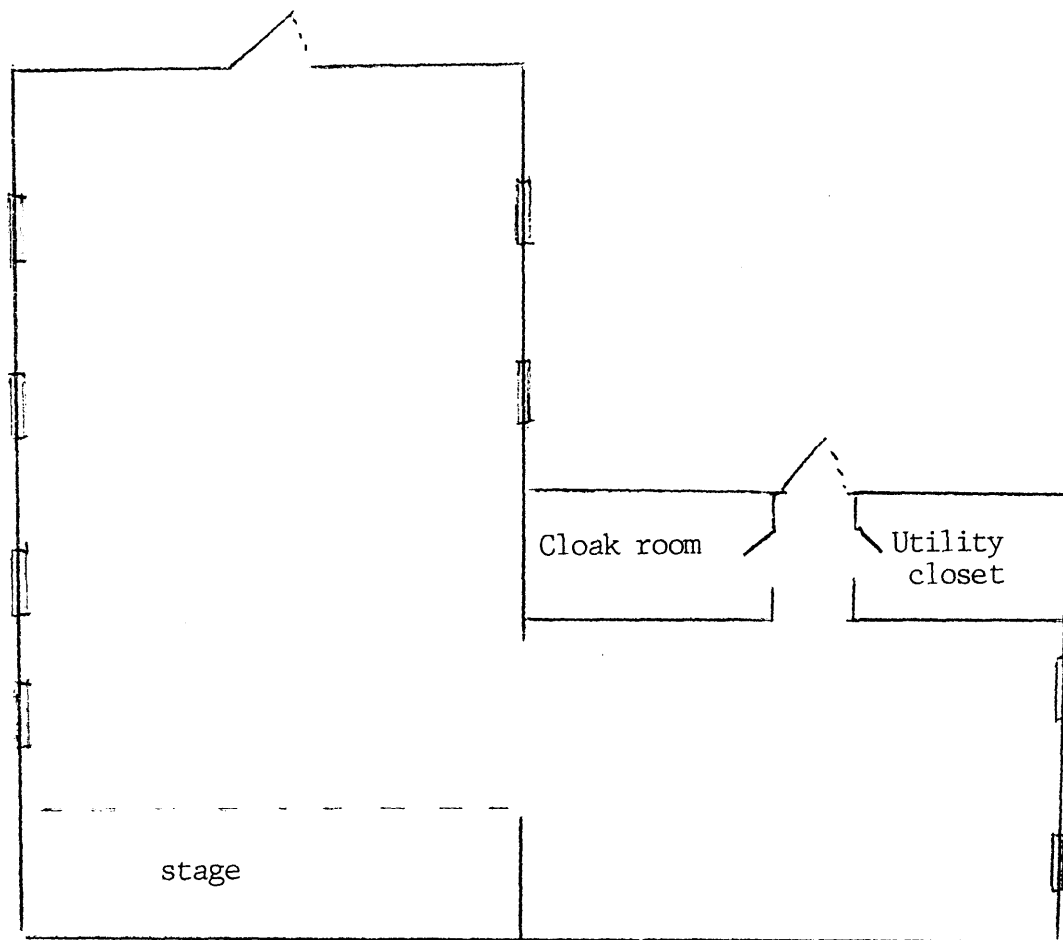


Original Building - 1900

10/14/87

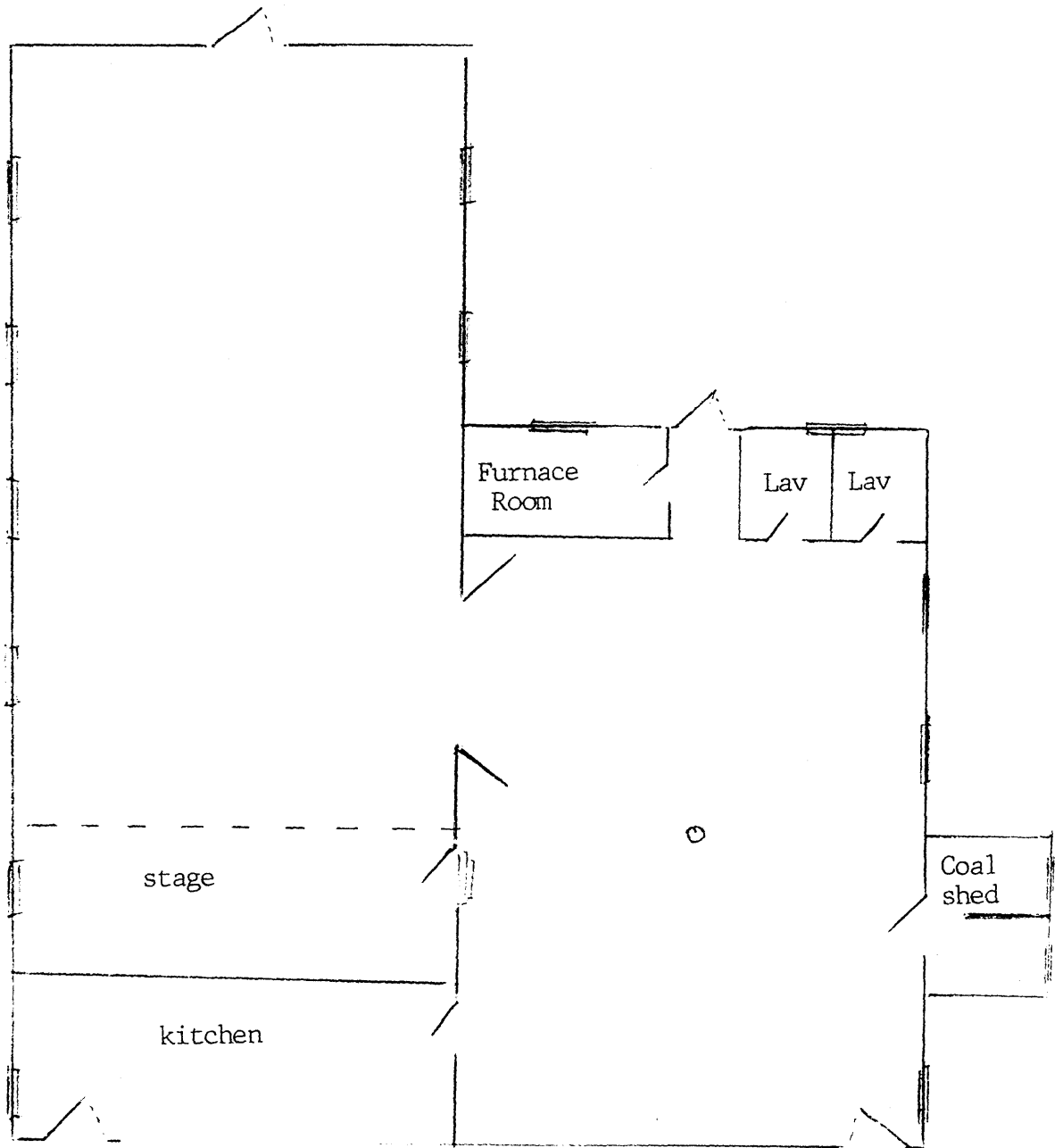


Double clapboard fir siding used on
original building
(shown actual size)



First Addition - 1917

10/14/87



Second Addition - 1947

10/14/47