

HISTORY OF CARRIAGE HILLS

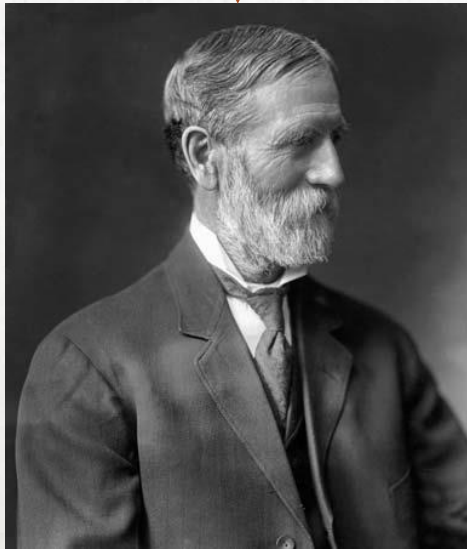
Introduction

- Why research Carriage Hills?
 - My definition of “Carriage Hills” for this study
 - My methods, sources
 - Shout out to Greg Zuck
 - Work in progress
 - Ask questions, share stories!
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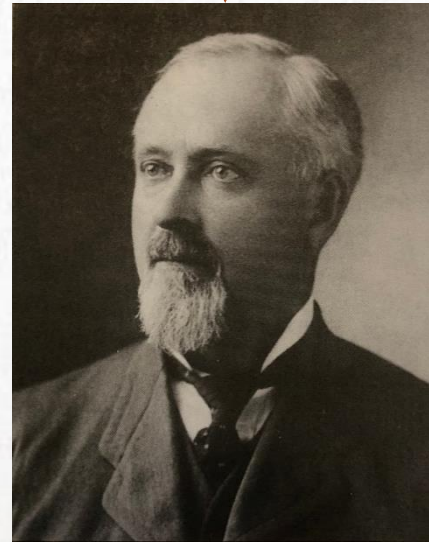
In The Beginning – Sale of Dunraven Property



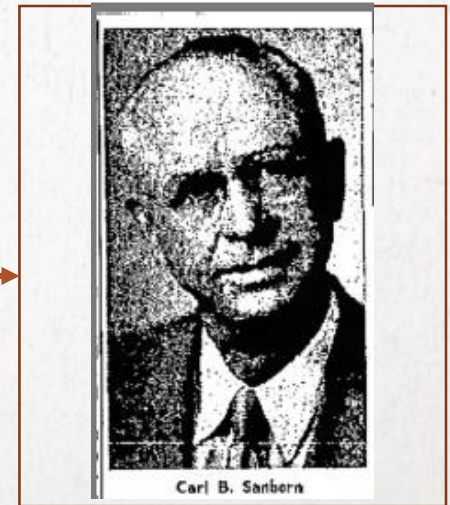
Earl of Dunraven



F.O. Stanley
1849 - 1940



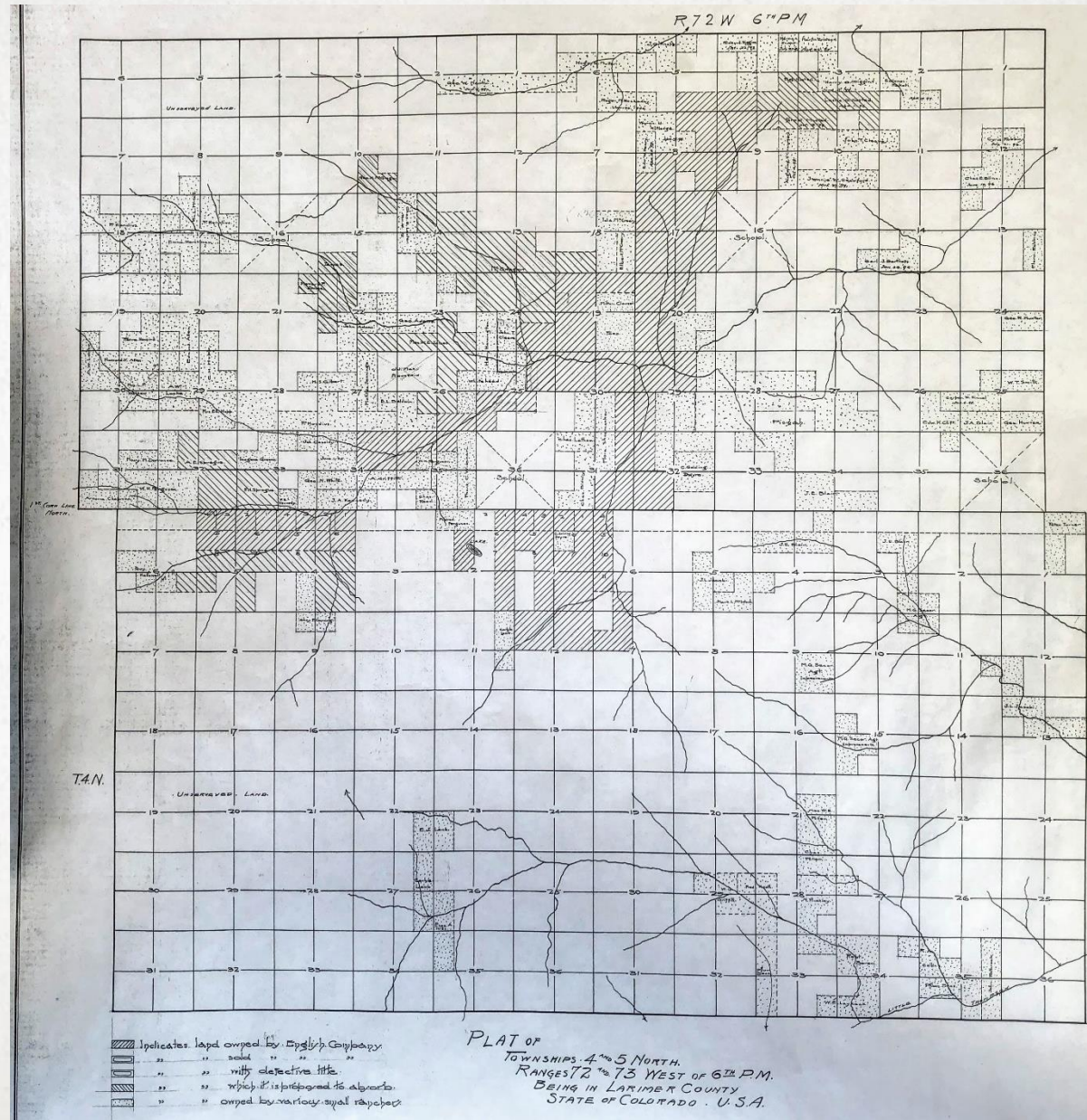
Burton Sanborn
1859 - 1914



Carl Sanborn
1887 - 1960

- 6,400 acres purchased jointly by Stanley and Sanborn in 1908
- Carl Sanborn inherited father's share in 1914.
- Joint ownership ended, property divided in 1917.

Map of Dunraven Property



Map of Carl Sanborn's Property

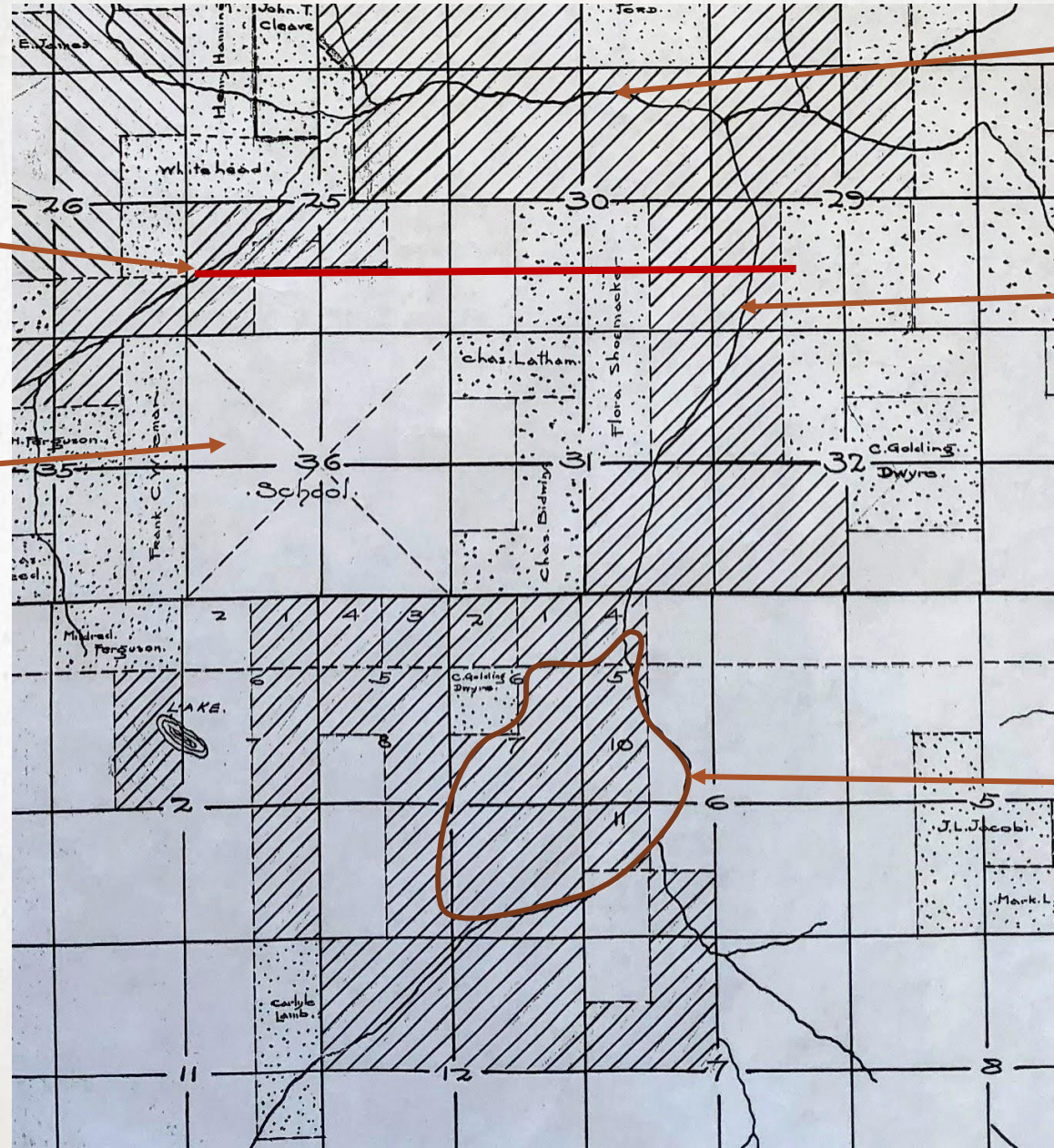
Dividing Line Between
F.O. Stanley's and Carl
Sanborn's Property

Prospect Mountain

Big Thompson River

Fish Creek

Carriage Hills &
Sanborn Acres



Division of Sanborn and Stanley Properties



Early View of Estes Valley



William Henry Jackson - 1873

Estes Valley From Near Lily Lake



Circa 1885 - JR Riddle

Estes Valley - 1940



Estes Valley From Twin Sisters - 1916



Joel Estes - Griff Evans Ranch



Circa 1876, William G. Chamberlain

Joel Estes - Griff Evans Ranch



After Sale to EP Development Company (Dunraven) in 1878

Dunraven Ranch



1890

Dunraven Ranch & Stables - Carriage Rides



Pioneer Parade, June 22, 1940

Dunraven Ranch In Later Years

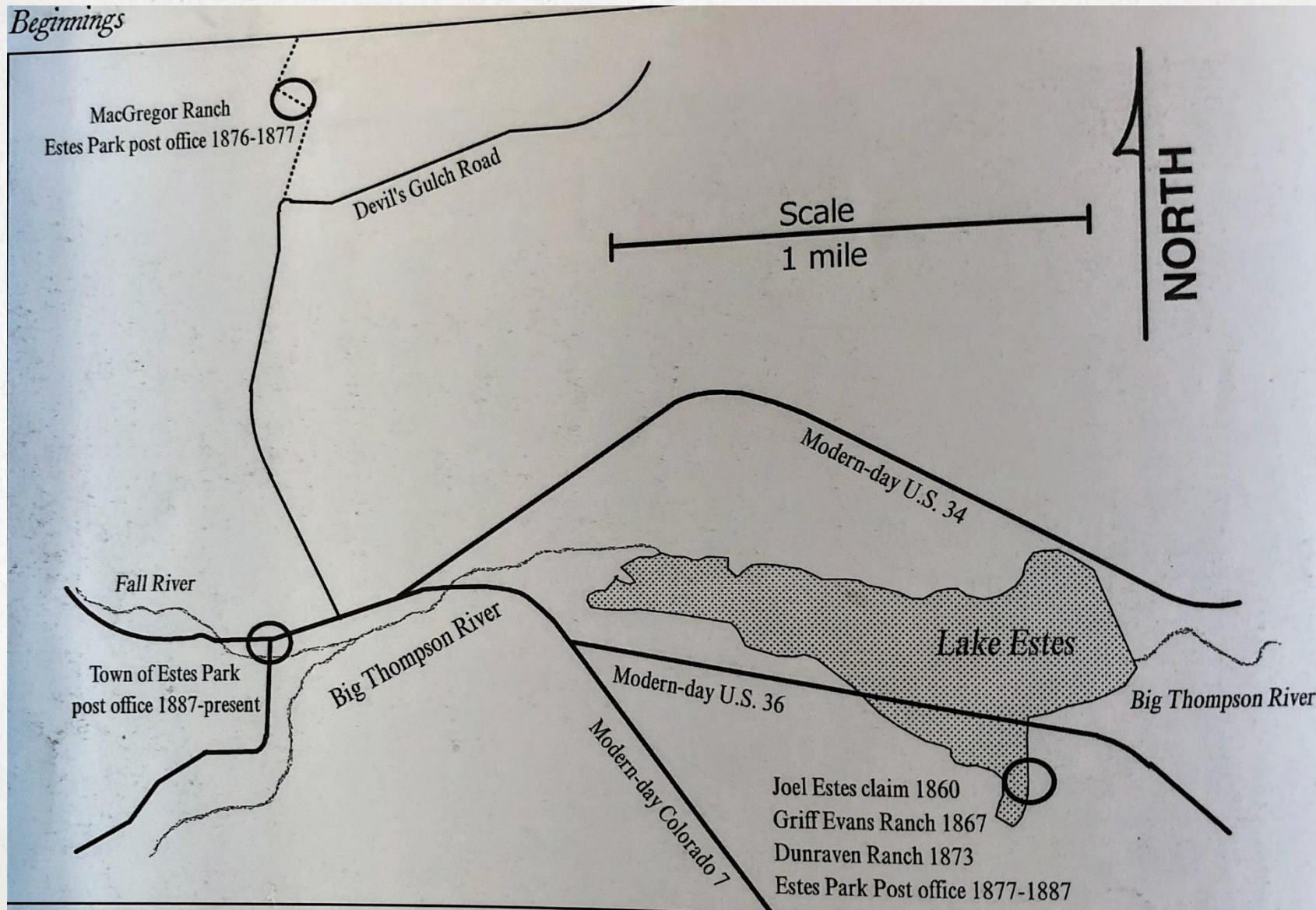


Circa 1920 – 1939, Ranch Operated From 1878 - 1947

Dunraven Ranch Area Today



Location of Dunraven Ranch



Dunraven Cottage



Built in 1876

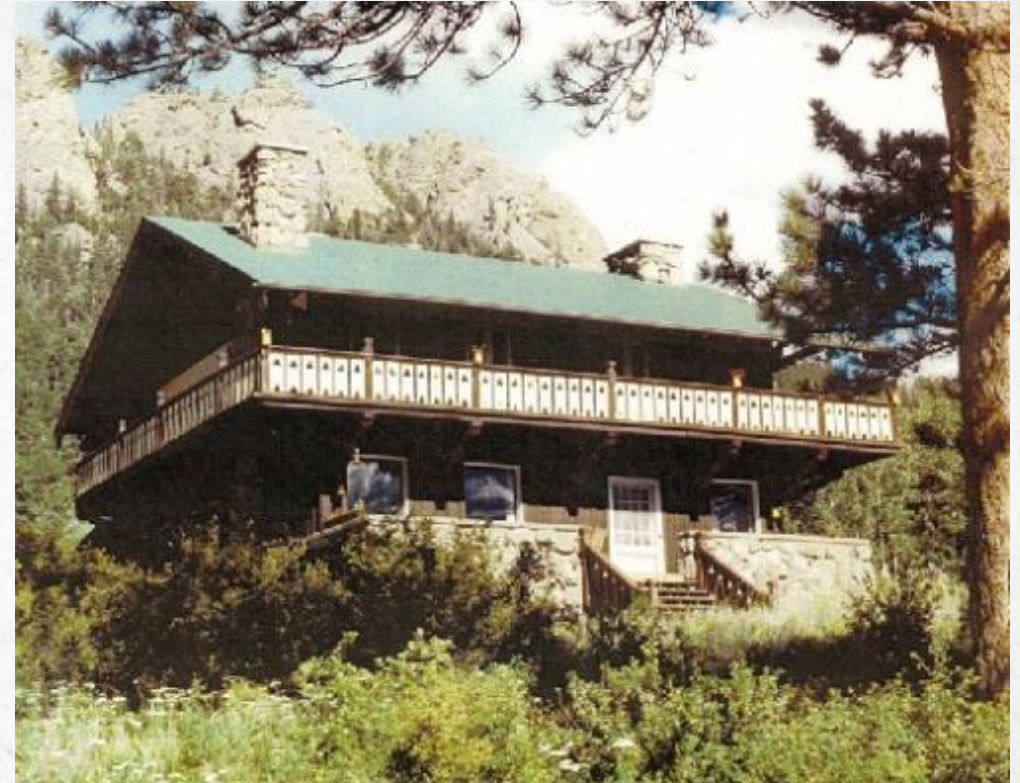
Dunraven Cottage Today



Governor William Sweet's Home - Tyrolerne



Built in 1912



Today

Carl Sanborn's Activities

**FINE GOLF LINKS TO BE
LAID OUT IN ESTES PARK
Trio Subscribes \$20,000 and
Will Build Splendid
Golf Course.**

The development of the Estes Park region into one of the most famous golfing places in America, was forecast today when the announcement was made that a syndicate of wealthy men, headed by F. L. Woodward and Thomas B. Stearns of Denver, and F. O. Stanley, of Boston, had subscribed \$20,000 for the purchase of 120 acres of the former estate of the Earl of Dunraven in Estes Park for a model eighteen-hole golf course and club house. This course and the club will be open to tourists who come from all parts of the world.

The land, it was announced, already has been purchased from Carl Sanborn of Greeley, Colo., who now owns part of the Dunraven estate—most of which is held by Mr. Stanley. The course is located just in front of the site of the old Dunraven hotel, built by the earl, which burned six years ago. It is said to be an ideal stretch of ground for the purpose.

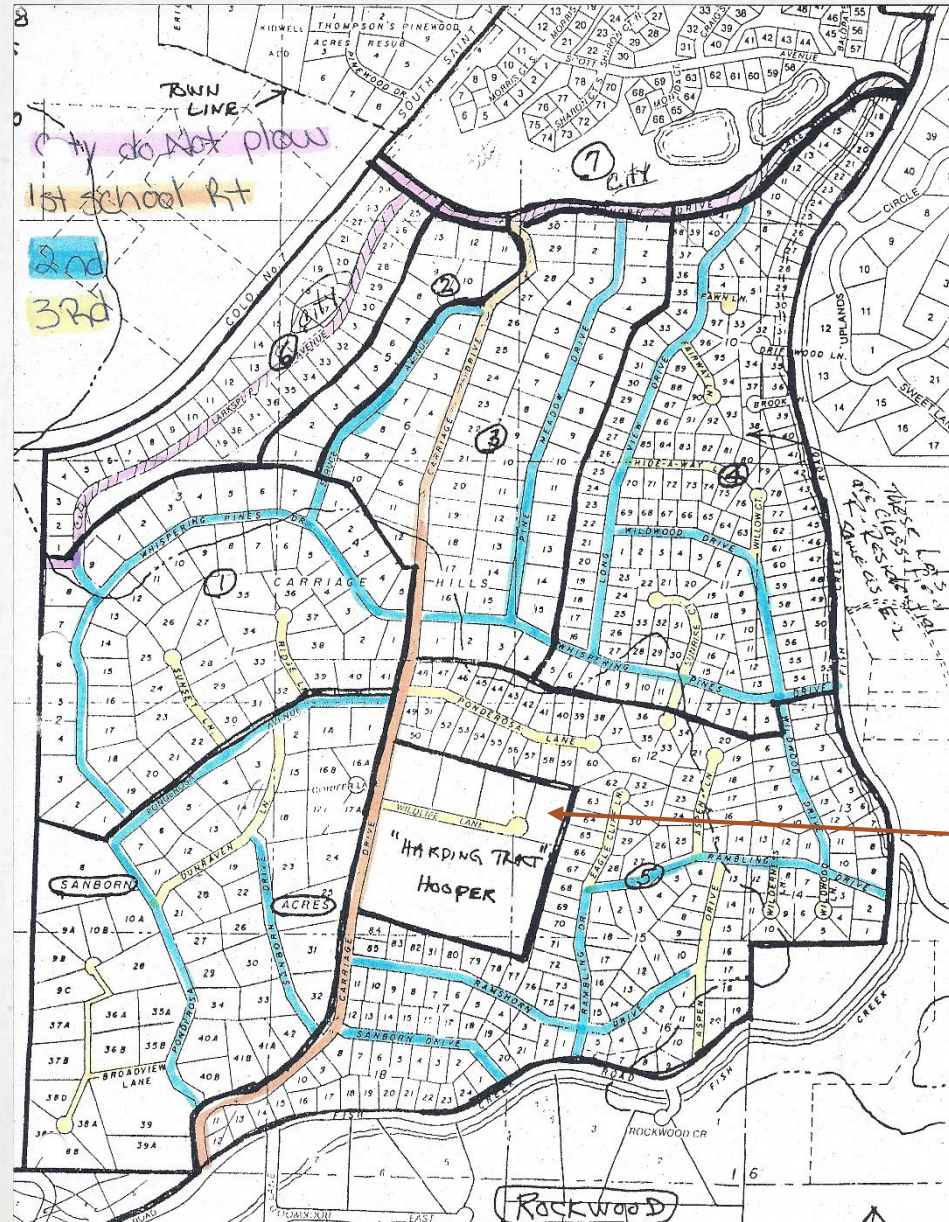
- Sold land for 18-hole golf course in 1917
- Raised cattle on the Dunraven Ranch
- Planted 100 acres of lettuce
- Opened a fish hatchery at Mary's Lake
- Built an irrigation ditch from upper Fish Creek to Mary's Lake
- Began selling tracts of land for subdivisions
- Early subdivision – Dunraven Heights, 1920
- Lived in Greeley and managed his real estate business from there
- Died in 1960

Development Begins In Carriage Hills

Platting of Carriage Hills Subdivision

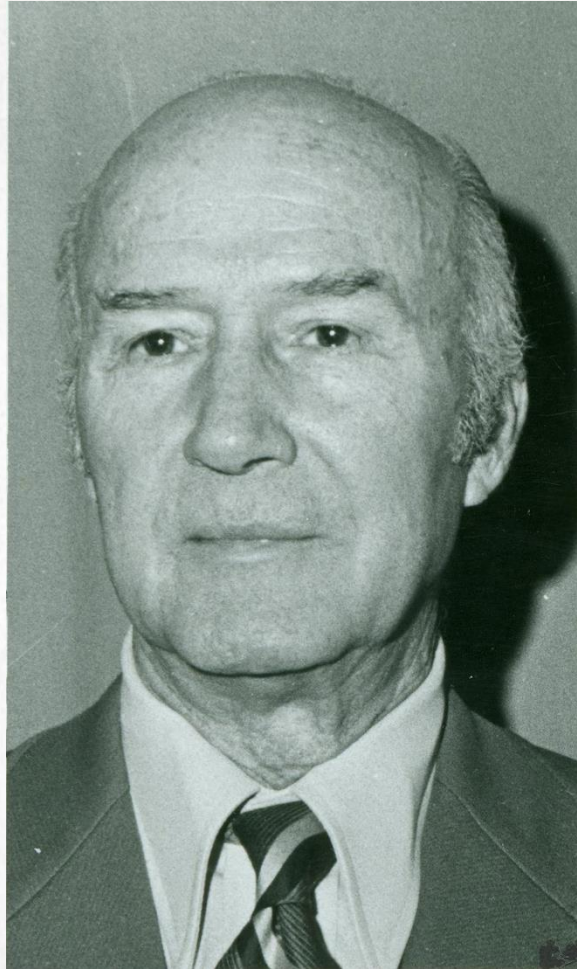
- Carl Sanborn's Estes Park Development Company owned much of Carriage Hills
- Carl Sanborn's brother Philo owned Sanborn Acres, according to a local oral history
- Wendell Harding was an early real estate developer
- Original plat for "4th filing" was filed in July, 1966 by Fish Creek Park, Inc.

Carriage Hills Map



Wendell Harding property -
home located on corner lot

Property Sales Begin



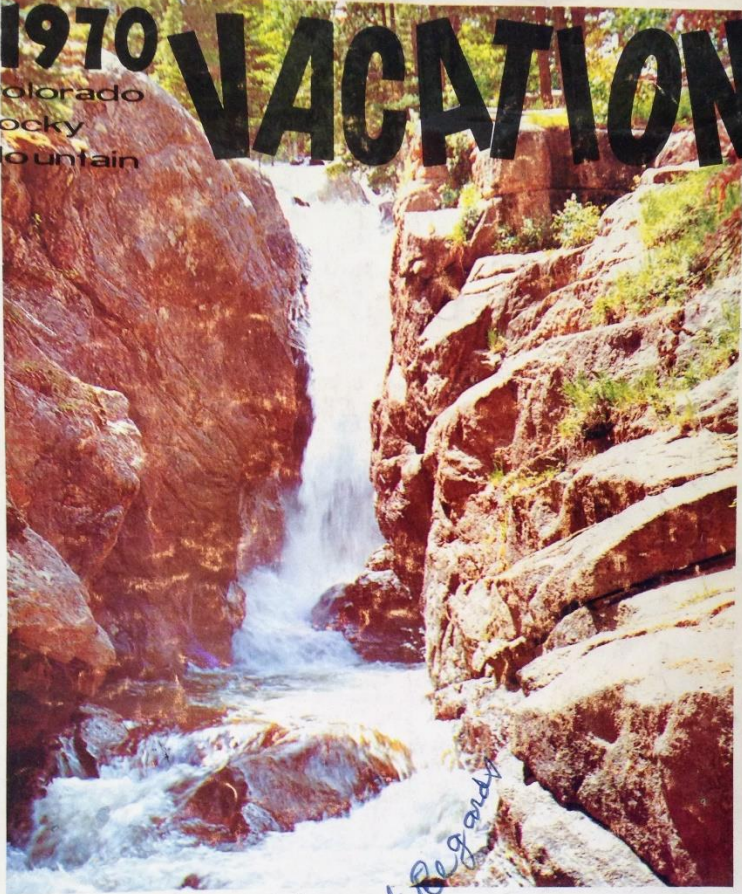
Wendell Harding – 1909 - 1992

Wendell Harding's Sales Office



Vacation Supplement Ad

1970 VACATION
 Colorado Rocky Mountain



Vacation Section
Kindert Regard
75-c Dave Striding

Western ALPINE WONDERLAND! • Where To Go
 • What To Do
 • Where To Stay

ESTES PARK TRAIL
 THE NATION'S UNIQUE NEWSPAPER, PUBLISHED WEEKLY AT ESTES PARK, COLORADO, SINCE 1921

CARRIAGE HILLS



HOMESITES adjoining ESTES PARK city limits
 FOUR SEASONS LIVING
 THE IDEAL PLACE FOR YOUR HOME

Prestige You Can Afford!

Just Minutes to:
 HUNTING! FISHING! RODEO & HORSE SHOWS!
 GOLFING! SWIMMING! SKIING! HORSEBACK
 RIDING-ENTERTAINMENT! HIKING AND
 MOUNTAIN CLIMBING! PLUS
A paradise for Camera Fans, Artists!



**ON THE SUNRISE
 SIDE OF THE
 ROCKIES,
 YOURS, "AN ACRE
 OF HAPPINESS."**

- Large Selection of Home Sites
- 1/2, 1 acre or larger
- Year Around Water
- Electricity and Telephones
- County Approved Plats
- County Approved Roads
- Fire Protection
- Protective Covenants Insure Your Investment
- General Warranty Deed
- Guaranteed Title Insurance (paid by Seller)

INVEST NOW!
 As little as 5% down, 6% per annum interest on unpaid principal balance.

CARRIAGE HILLS' happy purchasers number over 300 representing more than 20 states, including Hawaii, and three foreign countries. Over seventy homes are already completed and this spring we are extending roads and utilities into a new beautifully wooded area offering 172 choice home sites. This is YOUR GOLDEN OPPORTUNITY to buy the lot of your choice, for your second home, retirement, or just investment. Prices and terms to fit YOUR budget. Join the crowd!

**OUR WELCOME MAT
 IS ALWAYS OUT**

Wendell W. Harding
 Exclusive Agent
 P. O. Box 1076 Estes Park, Colo. 80517
 Phone 586-3136 (A. C. 303) Office on High way 7
 Adjoining City Limits on Scenic South St. Vrain

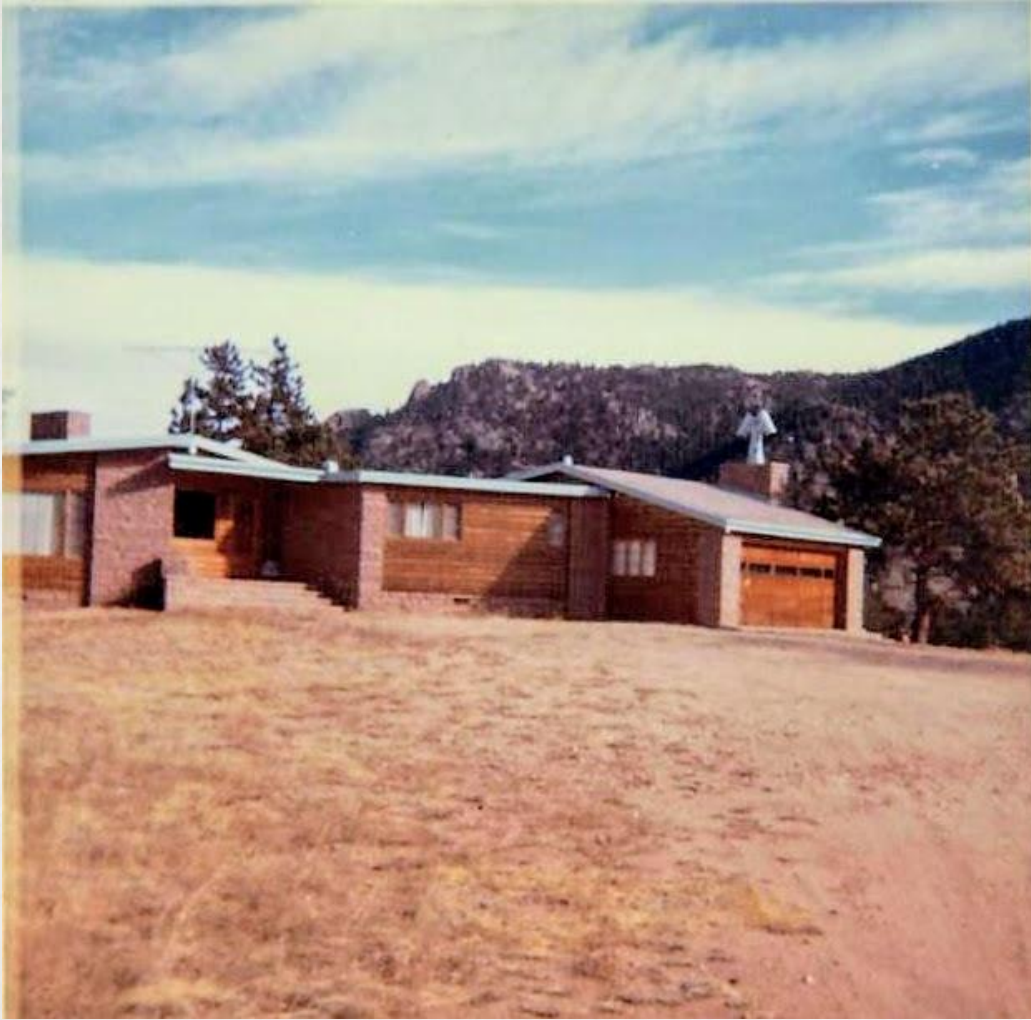


Write for Free Brochure

Carriage Hills Sign



Wendell Harding Home - 875 Wildlife Lane



Late 1960s



Today - Jeff Fish Home

Wendell Harding Family Photos



Looking south from Harding home



Near entrance to Carriage Hills

Early Resident Lori Schwartz & Family



504 Whispering Pines

Early Resident Lori Schwartz & Family



Lori & Sister at entrance sign



Looking from their home across empty valley

Early Residents – Miller Family



Caption reads: "circa 1948, Miller family on the old Sanborn Property (now Carriage Hills)"

Rosie & Dayton Olson – Corner of Lakeshore & Longview



Scott Ponds Area - 1980's

Build Date - Early Homes

2825	Dunraven Lane	1952
2833	Dunraven Lane	1952
875	Wildlife Lane	1952
370	Ponderosa Avenue	1955
395	Ponderosa Avenue	1957
2901	Carriage Drive	1958
600	Ponderosa Avenue	1958
380	Ponderosa Avenue	1963
2227	Carriage Drive	1965
434	Ponderosa Avenue	1965
2305	Spruce Ave	1965
2304	Carriage Drive	1966
2449	Carriage Drive	1966
365	Ponderosa Avenue	1966
390	Ponderosa Avenue	1966
404	Ponderosa Avenue	1966
2419	Spruce Ave	1966
2970	Broadview Lane	1967
2839	Carriage Drive	1967
1031	Fawn Court	1967
2230	Long View Drive	1967
2400	Long View Drive	1967
2425	Long View Drive	1967
401	Ponderosa Avenue	1967
421	Ponderosa Avenue	1967
641	Sanborn Drive	1967
2310	Spruce Ave	1967
2410	Spruce Ave	1967
2455	Spruce Ave	1967

350	Whispering Pines	1967
504	Whispering Pines	1967
832	Whispering Pines	1967
2321	Carriage Drive	1968
2409	Long View Drive	1968
2249	Pine Meadow Dr	1968
1235	Sunrise Lane	1968
440	Whispering Pines	1968
609	Whispering Pines	1968
908	Whispering Pines	1968
1008	Whispering Pines	1968
1016	Whispering Pines	1968
2604	Wildwood Drive	1968
2605	Wildwood Drive	1968
2421	Carriage Drive	1969
2431	Carriage Drive	1969
2610	Carriage Drive	1969
680	Conifer Lane	1969
690	Conifer Lane	1969
2830	Dunraven Lane	1969
2219	Long View Drive	1969
2417	Long View Drive	1969
2504	Long View Drive	1969
832	Ponderosa Lane	1969
2601	Ridge Lane	1969
325	Whispering Pines	1969
520	Whispering Pines	1969
640	Whispering Pines	1969
1028	Whispering Pines	1969
2653	Wildwood Drive	1969

Maps and Aerial Views

Carriage Hills In 1974



Estes Valley From Twin Sisters - 1980s



Estes Valley From Twin Sisters - Today



Aerial Views Today



Aerial Views Today



Growth and Growing Pains

Growth Statistics

- 1970 – 300 lots purchased, 30 homes built
- 1981 – 330 homes and 800 full time residents
- 1983 – 22 homes built this year
- 1984 – 367 homes out of a total of 657 lots
- 1985 – 400 homes (including Rockwood Estates)
- 1989 – Carriage Hills has more than 1000 residents

Annexation Battles

December 2, 1981

Dec 2, 1981, 1:1, 1:4, 1:7
'Annexation-Mania' Hot Topic After Sales Tax Vote

Wendell Harding 1985-400 homes 550 home 300 FT residents CH= mid-1960s
'Sleeping Giant'
Water, Roads, Taxes Add to Carriage Hills Annexation Deadlock

Crystal Water rate request to be probed in PUC hearing

November 6, 1985

Carriage Hills annexation plan to be proposed

June 1988

Annexation Battles

Carriage Hills residents encourage annexation

Homeowners call for probe of water fund

August 3, 1988

Carriage Hills annexation study begins

(1-7)
Town and residents hope for election before year's end

Klaphake said the annexation represents good planning and would help unify the Estes Valley. Many of the best people in the area live in Carriage Hills, and they could have a voice in town decisions if the annexation takes place, he noted. Moreover, Klaphake said the

ty owners' group voted to the possibility of annexation the property owners' group sixth and seventh filings unanimously to explore it. Carriage Hills area residents could expect a more viable government with annexation, Kurth said.

January 13, 1989

Carriage Hills annexation faces delays

Homeowner pact can't meet deadline for 1990 census

March 1, 1989 1:1
discussed at a meeting April 10, then Carriage Hills and Sanborn Acres property owners will be mailed a draft of the first half of the proposed annexation agreement. Committee co-chairman Tom Watts said the residents will be asked to attend a meeting, probably in May, to discuss reaction to the

Signatures of property owners are needed to begin the annexation process, Watts said. Taxes and fees will be assessed on the property. Watts presented the annexation plan to the residents gathered on the meeting. Real estate tax

March 1, 1989

By JACKIE HUTCHINS

Annexation Battles

April 14, 1989

**Town completes water swap
from Carriage Hills rights**

**Water line connection
serves Carriage Hills**

July 26, 1989

**Annexation dissent
splits Carriage Hills**

July 14, 1989

Horse ban, paved roads worry owners

**Carriage Hills dissension
thwarts annexation plan**

August 16, 1989

Town retreats to await settlement of subdivision unrest

Anecdotes

- In 1970 a condo and townhome development was planned on 74 acres north of Scott Ponds
- “Every winter our water lines would freeze” – CH resident Rosie Olson
- “Cattle used to get loose and roam free in the area” – Julie (Harding) Marx
- “There was a gate into Sanborn Acres with a ‘Sanborn Acres’ sign over it” – Richard Hall oral history
- “Fish Creek used to be called Willow Creek” – local historian Jim Pickering and others
- “There was a road from Fish Creek (in golf course area) to Mary’s Lake” – Jim Pickering
- “Kruger Rock was once called Sanborn Rock” – Richard Hall oral history

**Carriage Hills POA
And GID4**

Neighborhood Association Formed

- First reference in a newspaper – Annual Meeting, August, 1972
- Officers Harold Nimitz, president, Arnold Johnson, vice president; Lucy Anderson, treasurer; Florence Anderson, secretary; Ken Whipperman, George Baab, and John Couleur, directors
- 1979 new officers Dr. Russell Hanson, president, Emil A. Mesics, general director, Rev. Henry R. Rische, Edward J. Delory (roads director), Judy Neely secretary, and Ralph Steinhebel, treasurer



Carriage Hills Officers

Retiring president of the Carriage Hills Property Owners' Association Dr. Russell Hanson, foreground right, presents the "gavel" to new president Jim Hocker. Looking on are newly elected officers, rear, left to right, Jack Schricker, director; Everett Peterson, president elect; Ralph Steinhebel,

treasurer; and Richard Ward, secretary. Officers not pictured include the Rev. Henry Rische, director, and Edward Delory, director, both of whom have one year remaining in their terms of office.

Trail-Gazette Photo

Hocker to Head '81-'82 Officers In Carriage Hills

County Commissioners Nona Thayer and Court Hotchkiss were guests at the Carriage Hills Property Owners Association picnic and annual business meeting July 11 at Stanley Park.

Members elected James S. Hocker president for 1981-82, Everett E. Peterson, vice president; Edward Delory, director of roads; and Ralph Read, director.

Other continuing officers are: Richard J. Ward, secretary; Ralph Steinhebel, treasurer; and Jack Schricker, director.

The association's donations to the Estes Park Volunteer Fire Department and the Ambulance Fund were each increased to \$200.

The Wendell Hardings were commended for the publication and distribution of a newsletter for the area property owners.

Hocker reported that 33 more signs have been ordered to permit double-signing of major intersections in Carriage Hills.

Other business included a report from the roads and water committee and announcement of plans to study paving feasibility, water adequacy and quality, and constitutional revision during the year ahead.

The meeting concluded with brief remarks by Commissioners Thayer and Hotchkiss.

Newsletter

CARRIAGE HILLS COURIER



January 1984

Winter Edition

FORD'S FAMILY

Possessive Mother

Feisty Ford, Jr.



Ford, our friendly mountain lion, has sired another litter this year; 3 kits instead of 5 like last year. Don't attempt to be friendly with Mother Ford or any of her kits if you should discover her den. If you run into Ford, call him by name and he might come to you, especially if you have some raw hamburger or better yet, a peeled banana. ...Ford has been seen recently at high noon crossing Fish Creek Road, but he usually prowls only at night.

For new readers, we should repeat that Ford was brought up in captivity, has a friend in this area he visits regularly, and is almost too tame for his own good. We all pray that he won't become the victim of some poacher.

Published by Wendell Harding

CARRIAGE HILLS COURIER



July 1984

Summer Edition

ANNUAL MEETINGS

You are now receiving letters from your home owners' associations announcing the dates of your annual meetings. Remember that there are two associations:

CARRIAGE HILLS HOMEOWNERS ASSOCIATION
(for all of Carriage Hills)

CARRIAGE HILLS PUD ASSOCIATION
(only the 6th & 7th filings
Larkspur Avenue and Scott
Avenue with cul-de-sacs)

Be sure and go to these meetings. Here is where you discuss enforcement of your protective covenants, road maintenance, additional oiling of roads and elect your new officers.

And thank your present officers.
Carriage Drive is now in the best shape it has ever been.

.....
The difference between a horse race and a political race is that in the horse race the whole horse runs.

CHPOA / GID4 Assume Road Maintenance

LARIMER COUNTY COMMISSIONERS *Roads*

P.O. Box 1190, Fort Collins, Colorado 80522


Courtlyn W. Hotchkiss
District I 221-7001

Nona Thayer
District II 221-7002

James D. Lloyd
District III 221-7003

1983 / 1976 - no upgrades

221/7681



Department of Public Works
G. Rex Smith, Director

MEMO TO: Harlan Beitz ✓

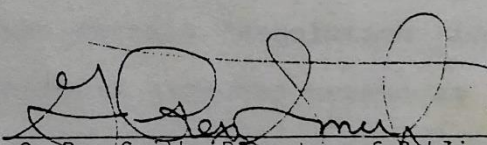
FROM: G. Rex Smith

DATE: April 6, 1983

SUBJECT: ROAD MAINTENANCE AGREEMENT WITH CARRIAGE HILLS PROPERTY OWNER'S ASSOCIATION

The attached agreement was approved by the Board of Commissioners on April 5, 1983. In accordance with the agreement, it will be necessary that you initiate a payment of \$5,000 from the Road & Bridge Fund to General Improvement District No. 4 Fund. For purposes of accountability, this payment should be charged against Line Item No. 3907 entitled "Contract Payments".

As of April 5, 1983, the maintenance of the road system in Carriage Hills will be the responsibility of Carriage Hills Property Owner's Association. As discussed earlier, however, we will carry out our commitment to apply the dust additive treatment to approximately 2,000 feet of Carriage Drive later this spring.


G. Rex Smith, Director of Public Works

Floods

Early Fish Creek Floods



Lily Lake Dike Breaks and Washes Out St. Vrain Hiway

The waters of Lily Lake, which broke their dam last Friday morning, left a tremendous wake of destruction.

It is believed that a high wind piled waves against the earth dam at the northeast corner of the lake and eventually a break was worn. The low land between the lake and the South St. Vrain highway was quickly filled, allowing the water to run down the roadway. Finally, with pressure and erosion, the highway began breaking until, at about 5:30 a. m. there was a gap 50 feet across the top and 40 feet in depth. An immense volume of water then rushed down the Fish Creek bed carving deep gorges and carrying trees and boulders, emptying into Lake Estes.

New Patrolman Is Here All Summer Traffic Rules Are in Effect

A fourth policeman was added terday to the Estes Park police force. He is Jimmie Robb, 24, a dent at Kansas State in Manhattan.

The other new patrolman is Walter Leathy, and the regulars are Chief Eddie Banks and Casey O'Brien.

Chief Banks said today that summer traffic regulations are in effect. Parking hours on Elk and other main streets will be forced; no mid-block turns will be allowed.

Lily Lake dam broke and washed out Highway 7 June 8, 1951

Torrent Dumped On Village Does Damage Sunday

July bowed out of the picture Wednesday with a moist farewell to match the 19 days of precipitation of the 31 allotted to her . . . but the torrent which drenched the region and caused thousands of dollars worth of damage Sunday night was the top storm of the month.

Roads and driveways were ruined, some homes and business establishments were flooded, but greatest damage was caused when Fish Creek, normally a meandering brook, roared down with 1,000-second-foot velocity at the height of the Sunday evening storm.

Fish Creek Rampages

The Bureau of Reclamation gauge measured 1.49 inches Sunday, but there was a great deal more on the Baldpate - Cheley watershed which feeds Fish creek. At 1,000 second-feet, Fish creek at flood stage was running nearly twice the water that the Big Thompson river runs at Estes Village during spring runoff . . . and three times the water the Big T ran during the rains Sunday, Monday and Tuesday, according to Supt. Phil Johns of the Bureau.

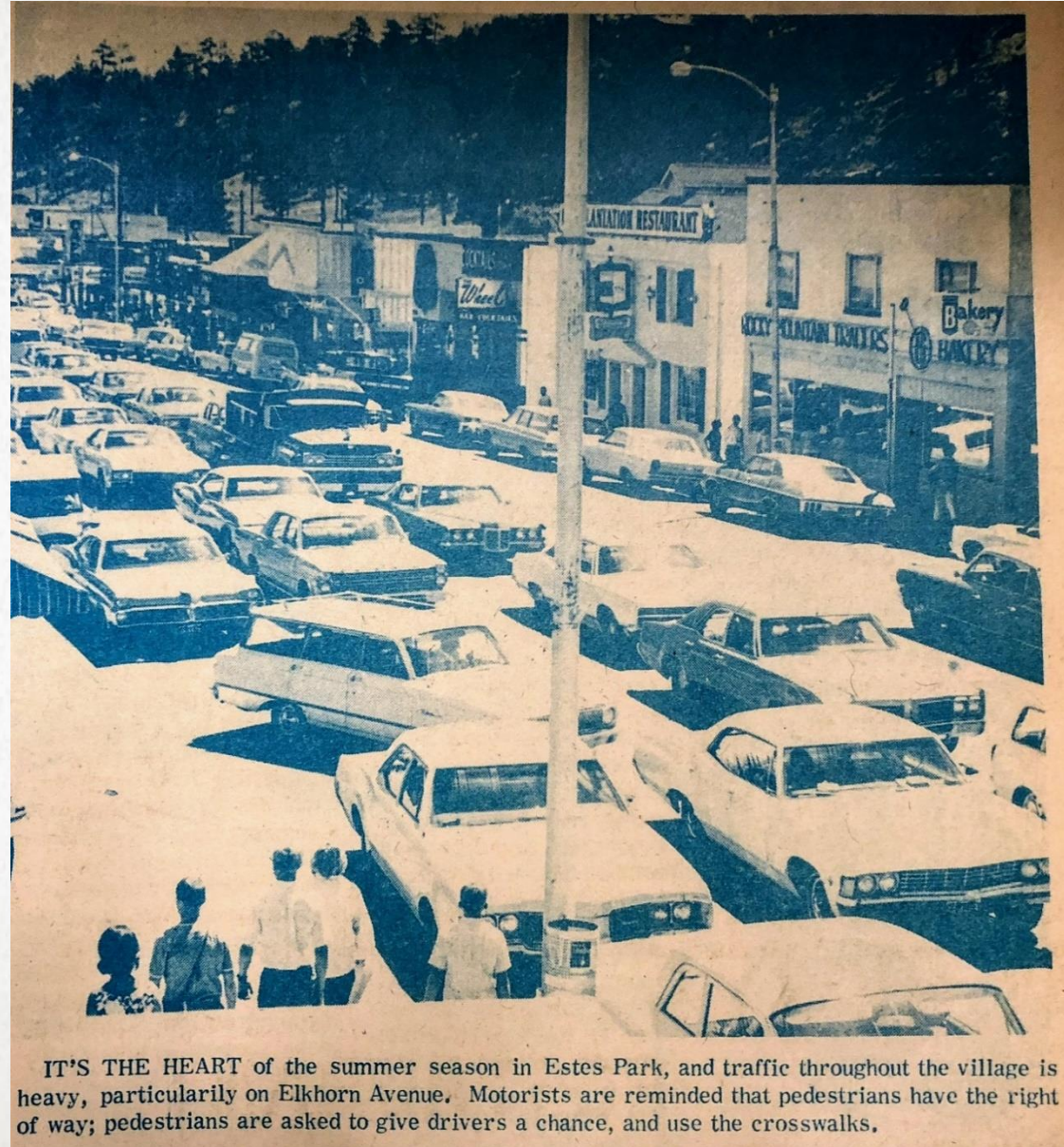
A six-foot wall of water came down Fish Creek, taking out the Ramey-Groover highway bridge, as well as all the foot bridges and culverts on the golf course. No. 4 green was flooded, and fairways along the creek were washed out and covered with debris. However, they are now repaired and playable.

August 3, 1956

2013 Flood



Some Things Never Change



Elkhorn Avenue in 1974

IT'S THE HEART of the summer season in Estes Park, and traffic throughout the village is heavy, particularly on Elkhorn Avenue. Motorists are reminded that pedestrians have the right of way; pedestrians are asked to give drivers a chance, and use the crosswalks.

Further Research Questions

- When did Carl Sanborn sell his land and to whom?
- What happened to the Dunraven Ranch after the lake went in?
- How did Wendell Harding come to handle all or most real estate sales in Carriage Hills?
- When was Larkspur Avenue annexed by the Town and why?
- Who were the original owners of the oldest homes?
- Contact more long-term residents to get their stories.
- Why were no further annexation attempts made after 1989?
- Who was “Scott” of Scott Avenue and Scott Ponds?
- What is the true origin of the “Carriage Hills” name?

References

- A Pictorial History of Estes Valley, written and published by the Trail Gazette, 2008
- Estes Park Beginnings, Kenneth Jessen, J.V. Publications L.L.C, 2011
- Early Estes Park Narratives, Vol II, III, and IV, James Pickering, Alpenaire Publishing, 2004
- This Blue Hollow: Estes Park, the Early Years, 1859 – 1915, James Pickering, University Press of Colorado, 2005
- America's Switzerland: Estes Park and Rocky Mountain National Park, the Growth Years, James Pickering, University Press of Colorado, 2005
- Estes Park and Rocky Mountain National Park, Then & Now, James Pickering, Carey Stevanus, Mic Clinger Westcliff Publishers
- Mr. Stanley of Estes Park, James Pickering, Stanley Museum, Inc., 2000
- Trail Gazette, numerous issues from 1921 – 1974
- Other front range newspapers – miscellaneous articles
- 1970 Vacation Estes Park insert in the Trail Gazette, aerial photos – Jim McCormick
- Estes Park Museum collection – photos, documents, and oral histories
- Articles from the Trail Gazette, early Carriage Hills newsletters, and other material from Greg Zuck
- Early Carriage Hills stories and photos – Rosie Olson, Julie (Harding) Marx, Lori Schwartz
- Early property deed and other records – John Thorne
- Larimer County Assessor property records