

The Settling of Pine Brook Hills

A story of Courage and Perseverance



Compiled and composed by Dave Davies

- ❑ The pioneers
 - ❑ Maxwell, Erni, Wagner, Stasick, etc.
- ❑ Why here?
 - ❑ The **blue line** – water
- ❑ Timing & growth
 - ❑ Financing, Building
- ❑ The struggle
 - ❑ Roads,
 - ❑ Mail,
 - ❑ Water, Gas,
 - ❑ Fire Protection,
 - ❑ Law Enforcement
- ❑ Today – Where we are.

Maxwell – The Beginning

- James Philip Maxwell (born: 1840)
 - A Colorado civil engineer and pioneer, held positions as State Senator, Boulder County Treasurer and State Engineer. Built wagon roads. Prospected for gold.

“His home is in the lovely city of Boulder where he enjoys the respect and confidence of his neighbors His name is widely known as that of an efficient public servant in every office entrusted to him as that of a pioneer who had done much service for the State in return for the many honors that have been bestowed upon him “



- Owned about 1600 acres of land up the Two Mile canyon. It was called the Maxwell Ranch and is the land that today encompasses PBH, Spring Valley Estates and Boulder Heights. He had two sons Clint, who ran cattle in the Ranch, and Marc who was a pharmacist in the City

Hon. James P. Maxwell and his home



Originally 3737 Broadway—
but surrounded now by
Wonderland Hills.



Genealogy

- ❑ Marc Maxwell
 - ❑ Son of James P Maxwell,
 - ❑ Died in 1960
- ❑ James M Burger (b 1923) was executor of the Marc Maxwell estate and sold the land to **Joseph Erni, William Wagner and William Stasick** in 1960.
- ❑ Burger stayed on and was a founding member of PBH Inc and a member of the original ARC. Developed Spring Valley Estates.
- ❑ James Burger was the son of Ray M. Burger (b 1897)
- ❑ Ray M. Burger was the son of Marie M. Burger (b 1871)
- ❑ Marie Burger was born Marie Orville Maxwell, daughter of James Philip Maxwell and Francillia Smith.

- ❑ So the Maxwells had CONTINUITY in PBH: 1860s –1960s

Joseph Erni, William Wagner and William Stasick formed Pine Brook Hills Inc,
the direct corporate ancestor of the current “HOA”

Originally:

- ❑ Wagner was the President,
- ❑ Stasick the Corp Secretary
- ❑ But within a year Erni had taken over as President
- ❑ and his wife Betty was Corp Secretary

William Stasick

- ❑ Original Corporate Secretary of PBH Inc. (born 1916, died 1993) in Las Vegas
- ❑ Described as “MOGUL OF THE MOUNTAINS”
- ❑ Developed Boulder Heights, Pine Brook Hills and Eagle Ridge
- ❑ Deputy sheriff & fire chief of Boulder Heights.
- ❑ Originally from Patterson NJ & was a tool & die maker



. . . a bit of a mystery

- ❑ Original President of PBH Inc
- ❑ 1940 Chemist at Great Northern Sugar Longmont
- ❑ 1950 Supervisor at Great Northern Sugar
- ❑ NOTE connection to Ray Burger—Ray also worked in 1930 at the Great Northern Sugar as the agronomist.
- ❑ Reputedly worked as contractor for the others and was given several lots near the end of Pine Needle, he sold them to the Open Space
- ❑ WAGNER CIRCLE named after him

- ❑ The developers of PBH
- ❑ Born in Switzerland
- ❑ Lived on Spruce (#1011) in 1956
- ❑ Joe worked as Engineer at Metron Instruments
- ❑ Built first house in PBH on Timber Lane
- ❑ Memories of them are that he was “ebullient” & she kept him on the ground

Joe & Betty Erni



Joe Erni with wife Betty, Nancy and Ken
at their new home construction on Timber Lane in 1961

- ❑ A right-of-way was bought to the property on May 12, 1961 for \$3,200. An escrow account of \$36,800 was established with Great Western Savings and Loan Association for an exclusive option to purchase the land. The escrow was then used as a down payment with a first mortgage of \$147,052.69, which made the average cost per acre, \$196.12.
- ❑ Typical selling price for a 5 acre lot in 1961 was \$3,000 with \$250 down
- ❑ Paul N Dawson, Exec VP of 1st National bank was on the first Board and likely was the key financier. Burger worked in his building.