

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Page 1

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**I. IDENTIFICATION**

- 1. Resource number: **5BL.10453** Parcel number: **158321219006**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Charlene Spaulding Sheets Cabin**
- 6. Current building name: **Daniel Payson Sheets Cabin**
- 7. Building address: **150 South 7th Street**
- 8. Owner name: **Payson Daniel Sheets**
- Owner organization:
- Owner address: **520 Marine St  
Boulder, CO 80302**

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **73W**  
**NW 1/4 SE 1/4 SW 1/4 NW 1/4** of section **21** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **451199** Northing: **4422011**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 14, 15, and 16; Block 26**  
Addition: **Eldora** Year of addition: **1898**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property.**  
 Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet: **720 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Simulated Log Siding**  
**Wood/Vertical Siding**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof**  
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:  
**This cabin consists of an original, cross-gabled, L-shaped cabin to the south, with a side-gabled addition to its north elevation. A subsequent addition to the east elevation of this north addition was under construction at the time of this survey. Oriented to the west, the original core rests on a concrete-block foundation. The rest of the building rests on wood pylons with concrete footers. Horizontal, simulated log siding clads the exterior walls of the original core. The north addition has unpainted, vertical board-and-batten siding. Windows are generally single-light casement and 1-beside-1-light sliding sash, with aluminum frames. A 6-light, wood-frame casement window opens in the south face of the southwest-facing, inside corner. The principal doorway opens in the west face of this same corner and hosts a brown-painted wood slab door. Sheets of brown asphalt cover the cross-gabled main roof and all other roof surfaces. The rafter ends are exposed but capped by a fascia board.**
22. Architectural style: **No Style**  
Other architectural style:  
Building type: **Ranch Type**
23. Landscape or special setting features:  
**This property is located within a canyon, on the relatively flat canyon floor, at an elevation of around 8,600 feet above mean sea level. Houses are irregularly spaced along South 6th Street, a narrow north-south road connecting to Bryan Avenue at its south end. Dense stands of aspens, and small pines and firs, cover the property.**
24. Associated building, features or objects:  
**SHED**  
**This property has one outbuilding, a shed, located northeast of the cabin. Oriented to the south, the shed lacks a formal foundation and the walls are covered in unpainted, vertical board-and-batten siding. No doors or windows were visible from the public right-of-way. Brown sheets of asphalt cover the front-gambrelled roof.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1950**  Actual  Estimate

Eldora Survey

Historitecture, LLC

Source of information: **Boulder County Assessor Records. Current records available on-line.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Charlene Spaulding**

Source of information: **Deed 90411778. Boulder County Clerk and Recorder.**

29. Construction history:

**According to Boulder County tax assessor records, this cabin was constructed in 1950. An analysis of the style, materials, and historical records corroborates this date. As the originally built, this cabin consisted only of the L-shaped core. It lacked a foundation and had only multi-light casement windows. The north addition appears to date to the 1980s. At the time of this survey, this house was being remodeled, including the replacement of the original windows and the construction of an addition to the east elevation.**

30. Location: **Original Location** Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Cabin**

32. Intermediate use(s): **Domestic/Cabin**

33. Current use(s): **Domestic/Cabin**

34. Site type(s): **Vacation Residence**

35. Historical background:

**The first owner of this cabin was Charlene Spaulding, who purchased the undeveloped property from F.C. Randall in 1944. The current cabin was constructed in 1950, around the time Spaulding married Charles Daniel Sheets, who was born on June 17, 1908, in Bayfield, Colorado. Charlene Spaulding Sheets transferred the property to her husband and herself in 1976. At the time, the couple lived in Boulder. Charles Sheets died in January 1980, and Charlene later married Robert Hamilton. Charlene Sheets Hamilton remained the owner of the property until her own death prior to November 2002, when her estate transferred the property to Payson Daniel Sheets, the current owner.**

36. Sources of information:

**Boulder County Assessor Records.**

**Deeds 90411778, 167956, and 2356355. Boulder County Clerk and Recorder.**

**Social Security Death Index for Charles Sheets.**

## 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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded, or may be likely to yield, information important in prehistory or history.

Qualifies under Criteria Considerations A through G (see manual).

Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- 1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- 2. the proposed landmark as a location of a significant local, county, state, or national event;
- 3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- 4. 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;
- 5. 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;
- 6. the proposed landmark's archaeological significance;
- 7. the proposed landmark as an example of either architectural or structural innovation; and
- 8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- Does not meet any of the above Boulder County landmark criteria.

39. Areas of significance: **Social History**

40. Period(s) of Significance: **1950-1958**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is significant for its association with the Post-World War II development of Eldora as a summer tourist retreat. However, the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Boulder County Landmark.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1950, this cabin exhibits a moderately low level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. Additions, including those ongoing at the time of the this survey, have concealed or replaced character-defining features including wall cladding and windows. The building does not retain sufficient physical integrity to convey its historical and architectural significance.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed  
State Register eligibility field assessment:  Individually eligible  Not eligible  Need data  Previously listed  
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45. Is there National Register district potential:  Yes  No

Discuss: **This survey inventoried properties surrounding but not included within the Eldora National Register District (5BL.758). Moreover, this inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to determine any expansion of the existing district boundaries or to recommend the creation of a new district.**

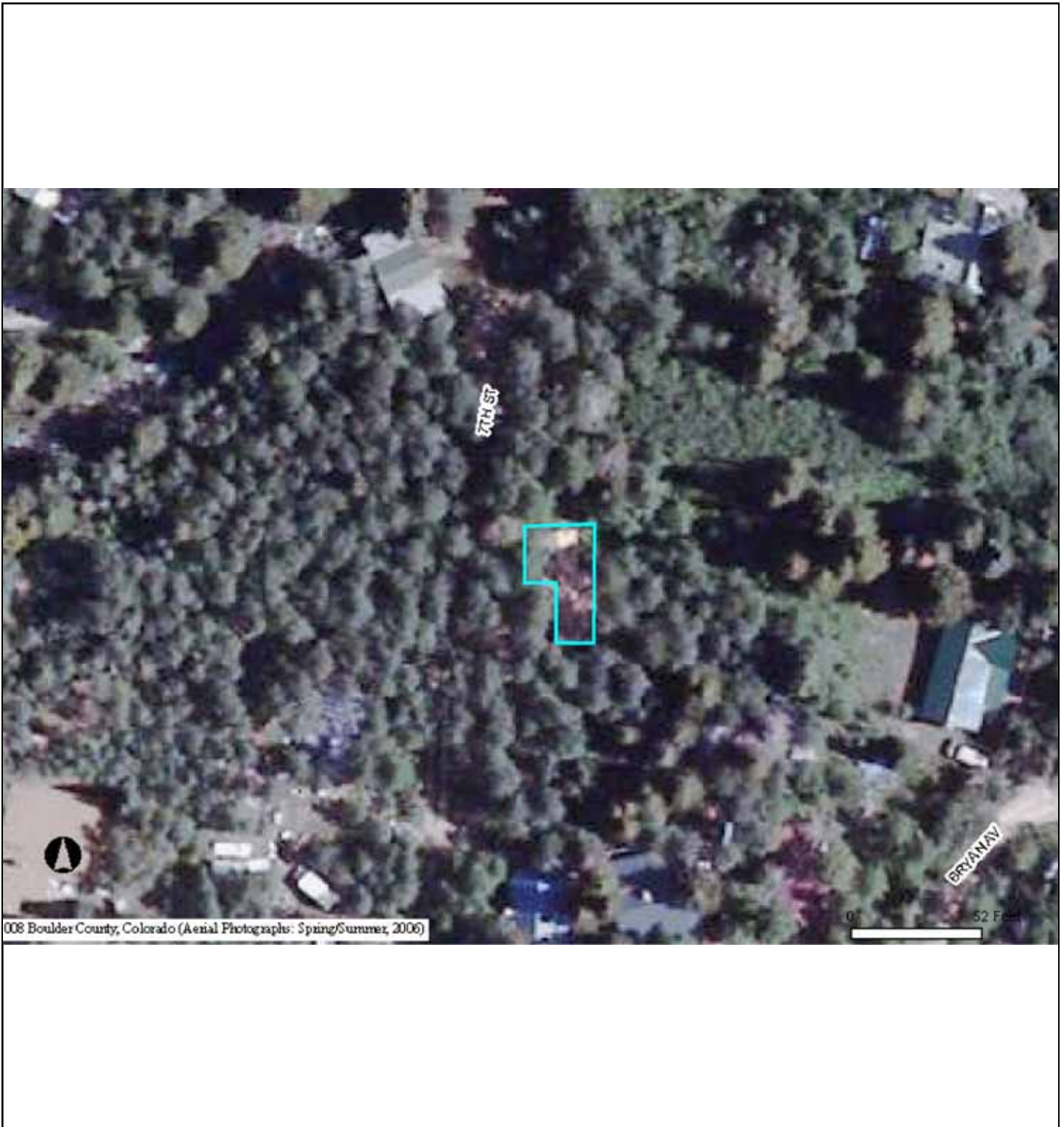
If there is National Register district potential, is this building contributing:  Yes  No  N/A

46. If the building is in existing National Register district, is it contributing:  Yes  No  N/A

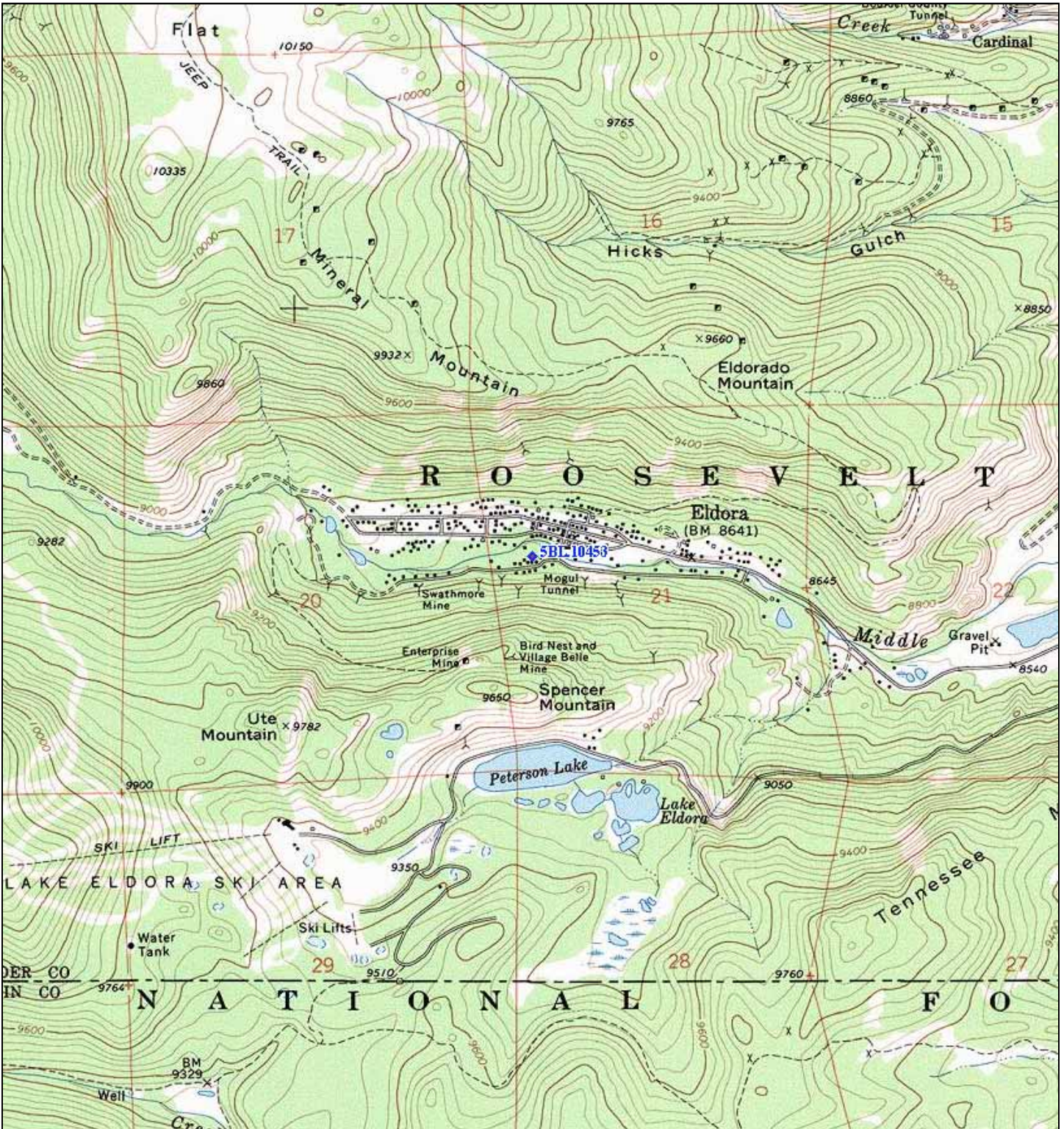
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **07thsts0150 - 1 to - 4**  
Digital photographs filed at: **Boulder County Parks and Open Space  
5201 St. Vrain Rd  
Longmont, CO 80503**
48. Report title: **Eldora Historical and Architectural Survey, 2007-08**
49. Date(s): **12/18/2007**
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



Source: U.S. Geological Survey 7.5' Nederland - 1972

Eldora Survey

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com