

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10456** Parcel number: **158320015001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Ralph W. Harmon Cabin**
- 6. Current building name: **Frandee Johnson Cabin**
- 7. Building address: **125 South 10th Street**
- 8. Owner name: **Frandee Johnson**
- Owner organization:
- Owner address: **5093 Flagstaff Rd
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**
SE 1/4 **NE** 1/4 **SW** 1/4 **NE** 1/4 of section **21** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **450602** Northing: **4422022**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1-2; Block 46**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **770 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney
Fence**
21. General architectural description:
This cabin is oriented to the east. Because of snow cover and the exterior wall cladding, the nature of the foundation could not be determined. Rough-planed, unpainted wood siding, with an unfinished bottom edge, clads the exterior walls. Unpainted cornerboards frame the siding-covered walls. Windows are generally single-light casement, with green-painted wood frames and unpainted wood surrounds. A rectangular, shed-roofed bay protrudes from the asymmetrical front (east) facade, south of the principal doorway. This doorway hosts a single-light, glass-in-wood-frame door. Those windows opening in either side of the south elevation of the shed-roofed south wing stretch from floor to ceiling. Between them are sliding, plate-glass doors. They provide access to an unsheltered wood deck. A secondary doorway opens in the west elevation. Gray asphalt shingles cover the side-gabled main roof and all other roof surfaces. Unpainted wood soffit and green-painted wood fascia box the eaves. A random-coursed granite hearth and chimney are engaged to the north elevation, centered within the gabled portion of the elevation.
22. Architectural style: **No Style**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located within a canyon, near the flat, canyon floor, at an elevation of around 8,600 feet above mean sea level. Houses are irregularly spaced along South 10th Street, a narrow road extending southward from Eldorado Avenue to this property. The house is located on the edge of a high bank above Middle Boulder Creek, to the south. Surrounding the cabin is a dense stand of young aspen. Woven-wire fences enclosure portions of the property.
24. Associated building, features or objects:
GUEST CABIN
A guest cabin is located at the northwest corner of the main building. Oriented to the south, the guest cabin rests on a concrete foundation. Rough-planed, horizontal wood plank siding, with an unfinished bottom edge, clads the walls. Windows are generally single-light casement, with white vinyl frames. The door was not visible from the public right-of-way. Gray asphalt shingles cover the front-gabled roof, and the eaves are boxed with wood fascia and soffit.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1942** Actual Estimate

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: **Ralph W. Harmon**

Source of information: **Warranty Deed 90394701. From Helen Markham to R.W. Harmon, recorded 26 March 1942. Boulder County Clerk and Recorder, book 714, p. 396.**

29. Construction history:

According to Boulder County tax assessor records, this cabin was constructed in 1942. An analysis of the style, materials, and historical records corroborates this date. The cabin originally consisted of an 18-by-23-foot, side-gabled box, with unpeeled log siding and small, multi-light windows. Additions have been constructed along the rear (west) and south elevations. The dates of these modifications are uncertain. However, this cabin was extensively remodeled, probably after 1995. Modifications include the replacement of all windows and doors, the construction of the south deck, and installation of new wall cladding.

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 original owner of this cabin was Ralph W. Harmon, who purchased the property from Helen Markham in early 1942. The cabin was completed later that year. Ralph Harmon was born into a farming family near Lafayette, Colorado, around 1908. He married the former Ruth Ashworth around 1929 and resided in Denver, where he worked as a belt builder for the Gates Rubber Company. A decade after purchasing this property, Harmon sold it to Harry P. and Mary M. Werkmeister. The Werkmeisters were residents of Denver and, later, Lakewood. They owned the property only briefly, selling it later in 1952 to brothers Oliver P. and Dale. D. Ozman.

Oliver Ozman was born in July 1920 and Dale Ozman in August 1923 into a farming family in Phillips County, Colorado. The brothers later moved to Denver, where they appear to have resided for the rest of their lives. Oliver sold his share of the property to Dale in 1987. In 1991, Dale placed the property into the Dale D. Ozman Trust, which sold the cabin and lots to Elizabeth B. Phillips in 1995. In 1999, Elizabeth changed her name to Elizabeth Rose Burton. She sold the cabin and lots to the current owner, Frandee Johnson, in 2005. She is permanent resident of Boulder and a longtime Eldora summer resident.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90394701, 90516464, 90518862, 853165, 1122708, 1504950, 1970407, and 2711286. Boulder County Clerk and Recorder.

U.S. Census of 1920. Lafayette, Boulder County, Colorado. Roll: T625_156; Page: 4A; Enumeration District: 36; Image: 169.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 237; Page: 10A; Enumeration District: 112; Image: 618.0.

U.S. Census of 1930. Precinct 1, Phillips County, Colorado; Roll: 248; Page: 2A; Enumeration District: 1; Image: 615.0.

Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates

vary from 1949 to 1975.

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: **1942-1958**
41. Level of Significance: National State Local
42. Statement of Significance:

This property is significant for its association with the development of Eldora as a summer tourist retreat. However, because of the principal building's low level of physical integrity, this property should not be considered individually eligible for 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 1942, this cabin exhibits a 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 have altered the original plan. An extensive remodeling project removed the original windows and doors and replaced or covered the original wall cladding, removing or concealing character-defining features. The hearth and chimney are the only major elements of the cabin, visible from the exterior, that appear to be original features. This building does not retain sufficient physical integrity to convey its architectural and historical 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
Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed
45. Is there National Register district potential: Yes No

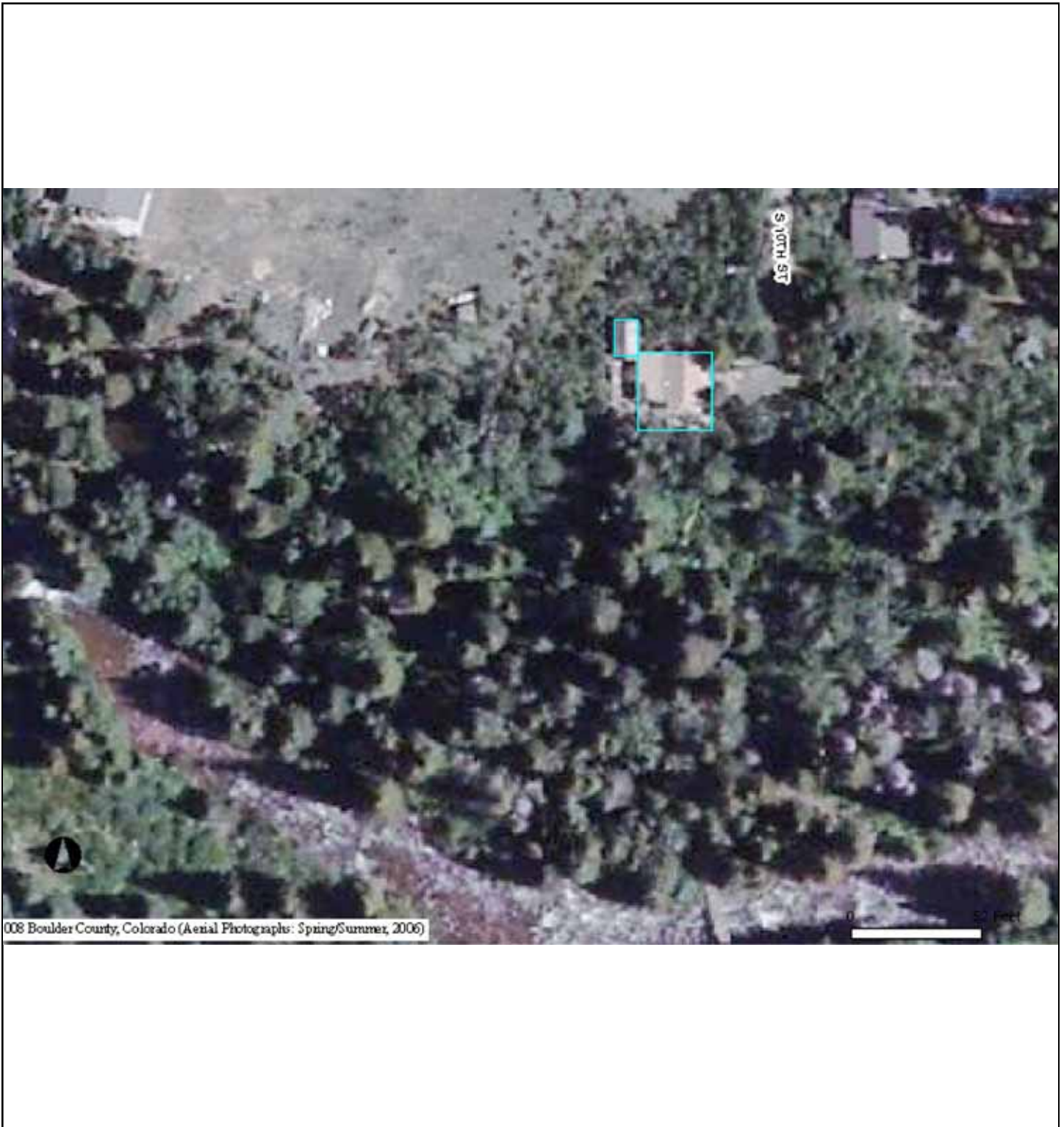
Discuss: **This survey inventoried properties surrounding but not included within the Eldora National Register District (5BL.758). Moreover, this inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to determine any expansion of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

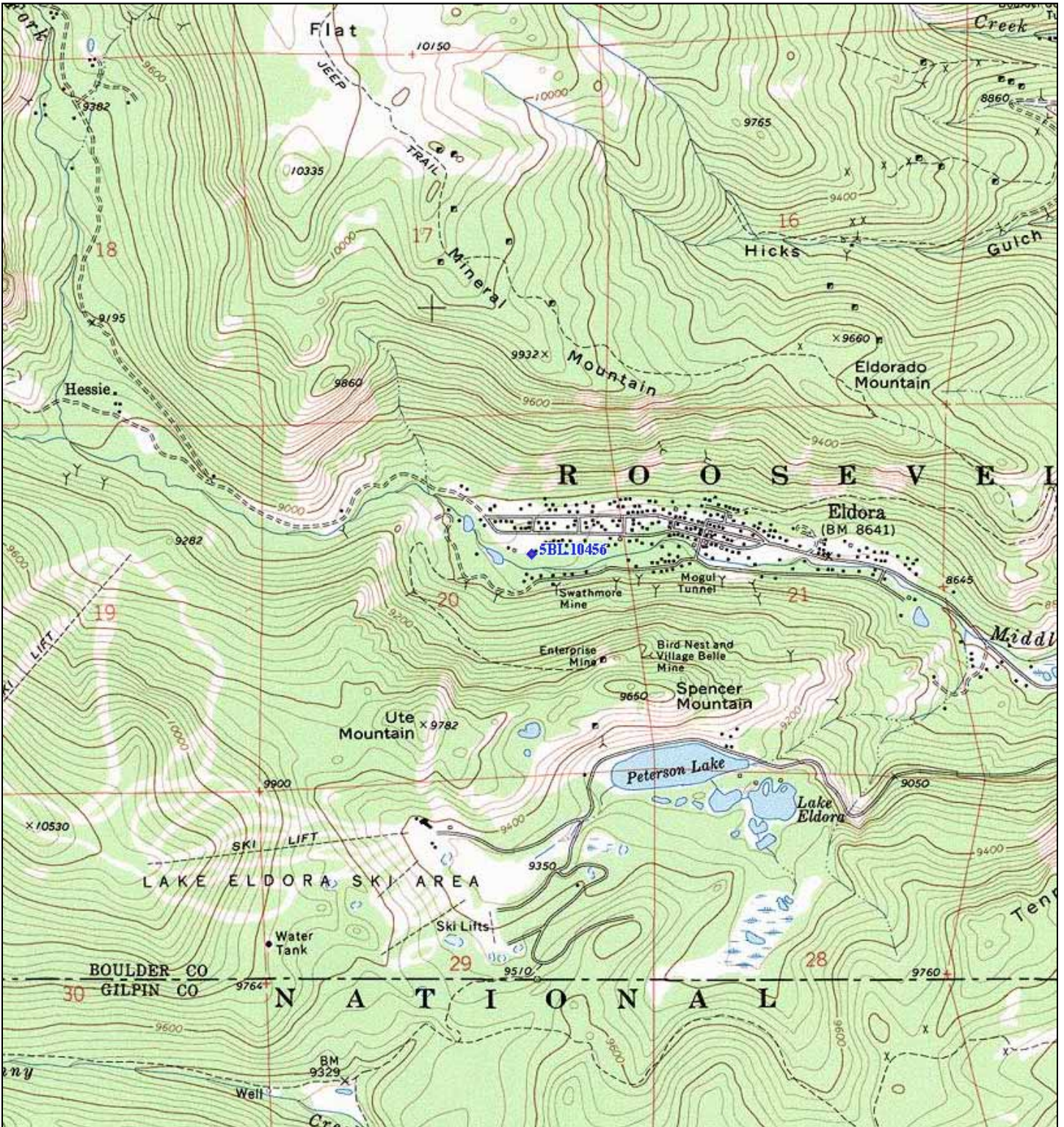
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **10thsts0125 - 1 to - 5**
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): **2/28/2008**
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

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