

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

- 1. Resource number: **5BL.10459** Parcel number: **158321220006**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Lela Lounder Cabin**
- 6. Current building name: **Mark William Johnson Cabin**
- 7. Building address: **635 Bryan Avenue**
- 8. Owner name: **Mark William Johnson**
- Owner organization:
- Owner address: **1200 Bannock St
Denver, CO 80204**

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**
SW 1/4 **NW** 1/4 **SE** 1/4 **NW** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451236** Northing: **4422075**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 13 through 26 inclusive; Block 25**
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: **843 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof**
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
This cabin is oriented to the north. The original, front-gabled core rests on a random-coursed granite foundation. A shed-roofed addition across the west elevation rests on a concrete foundation. Square-cut wood shingles clad the exterior walls. Windows in the original core are generally 4-light casement, with white-painted wood frames and surrounds. These same windows flank a random-coursed granite hearth and chimney engaged to the southern half of the west elevation. Opening in either face of the northwest corner are single-light windows. The principal doorway opens in the south elevation, centered beneath the gable. The doorway hosts a pair of 10-light, glass-in-wood-frame doors. They provide access to an unsheltered wood deck. A secondary doorway opens in the east end of the rear (south) elevation. It hosts a single-light, 4-panel wood door, painted white. The doorway opens onto a small, shed-roofed porch. A recess at the west end of the rear elevation shelters firewood. A standing-seam metal roof covers the front-gabled main roof and all other roof surfaces. The rafter ends are exposed but capped by a metal-faced fascia board.
22. Architectural style: **No Style**
Other architectural style:
Building 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 Bryan Avenue, a narrow east-west road on the south side of Middle Boulder Creek. This property is accessed via a narrow, winding driveway from Bryan Avenue. Tall spruces and young aspens surround the house, except along its north side, which is largely open to the creek.
24. Associated building, features or objects:
GUEST CABIN
A guest cabin is located just west of the main cabin. Oriented to the south, the building rests on a concrete foundation. Unpainted, square-cut shingles clad the exterior walls. Windows are 4-light casements, with white-painted wood frames and surrounds. The principal doorway opens in the south elevation. Sheets of aluminum, with standing seams, cover the steeply pitched, front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1922-23** 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: **Lela Lounder**

Source of information: **Warranty Deed 90178395. From Earl and Mary E. Wilcox to Lela Lounder, 22 August 1922. Boulder County Clerk and Recorder, book 456, p. 488.**

29. Construction history:

According to Boulder County tax assessor records, this cabin was constructed in 1919. However, historic assessor cards and legal documents support a 1922-23 date of construction. An analysis of the style, materials, and historical records corroborates a 1922-23 date of construction. A 1949 photograph attached to an assessor's card shows that vertical, unpeeled wood siding original clad the exterior walls. The building had an enclosed porch across the front (north) elevation and the shed-roof addition to the west elevation already existed. However, the northwest corner enclosure may be more recent, based on the single-light windows it contains. This cabin had been significantly remodeled after 1990, including the installation of new windows and wood-shingle 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, constructed in 1922-23, was Lela I. Lounder. She purchased the lot that year from Eldora real estate speculator Earl Wilcox. Lounder was born on March 11, 1885, in Texas or Oklahoma. Her husband, Frederick James "Fred" Lounder, was born in Maine on May 8, 1874. The couple appears to have met in Colorado, most likely in Denver, where Fred held a number of jobs, including telegrapher and a salesman for a cigar company. Lela was apparently Fred's second wife. She worked as a cashier for a Denver furniture store. Lela Lounder sold the property to Eldora investor Oran G. Markham in 1941; she died in September 1963.

Markham held this property until 1946, when Lulu Robinson purchased the cabin and lots. A year later, she sold off undeveloped lots to the south, where Rhoda Downing built the house at 645 Bryan Avenue (5BL.10455). Robinson retained this house at 635 Bryan Avenue. Lulu Padgett was born in Indiana around 1882. She married Charles Robinson in 1904. He was born in Missouri around 1874. They had three children: Francis, Claude, and Naomi. Charles Robinson was for many years the owner and manager of a hardware store in Bucklin, Kansas. By 1930, the family had moved to Liberal, Kansas, where Charles managed a farm implement store. The family may have then moved back to Bucklin.

Prominent Boulder attorney William O. de Sauchet and his wife, Aimee J. de Sauchet, purchased this property from Lulu Robinson in 1950. William de Sauchet was born on July 7, 1893, in Chicago. He attended Northwestern University, where he received both his Bachelor of Arts and Bachelor of Laws degrees. In 1916 he began practicing in Chicago. William married the former Aimee Jarvis on September 8, 1920. She was also born in Illinois, on December 17, 1897. They had one child, William O. de Sauchet, Jr. In 1933, the family moved to Boulder, where the elder William de Sauchet continued to practice law. He was extremely active in the community, serving as president of the Boulder Little Theater and of the Boulder County Public Health Association. He was renowned as an avid hiker. The de Souchets sold this property in 1957 to Herbert and Martha Ulrich and Donald Ulrich. William de Sauchet Sr. died in February 1969, in Boulder, and Aimee died a day after her 97th birthday, on December 18, 1994, in Alamosa.

Herbert and Donald Ulrich sold this property to Nancy A. Beringhaus in 1981. She sold the cabin and lots in 1990 to

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Margaret A. Mullins and Mark William Johnson. Margaret Mullins quit claimed her share of the property to Mark Johnson in 2004. He remains the sole owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90178395, 90389688, 90438501, 90492377, 90600981, 457984, 1050287, and 2588815. Boulder County Clerk and Recorder.

U.S. Census of 1910. Denver Ward 9, Denver County, Colorado. Roll: T624_116; Page: 3B; Enumeration District: 107; Image: 55.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll: T625_160; Page: 11A; Enumeration District: 167; Image: 1121.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 240; Page: 8B; Enumeration District: 212; Image: 956.0.

World War I Draft Registration Card for Frederick James Louder.

"William O. de Sauchet" In *Colorado and Its People*, vol. IV, ed. Le Roy Hafen. Lewis Historical Publishing Co., 1948, p. 646.

U.S. Census of 1920. Bucklin, Ford County, Kansas. Roll: T625_532; Page: 11A; Enumeration District: 51; Image: 213.

U.S. Census of 1930. Liberal, Seward County, Kansas. Roll: 718; Page: 4B; Enumeration District: 3; Image: 495.0.

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: **1922-23 to 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, particularly as a summer vacation destination for midwesterners and prominent professionals. 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 1922-23, 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. While the building essentially retains its historic form, a recent remodeling project replaced the windows and original wall cladding, key character-defining features. The building retains 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

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): **bryanave0635 - 1 to - 5**

Digital photographs filed at: **Boulder County Parks and Open Space
5201 St. Vrain Rd
Longmont, CO 80503**

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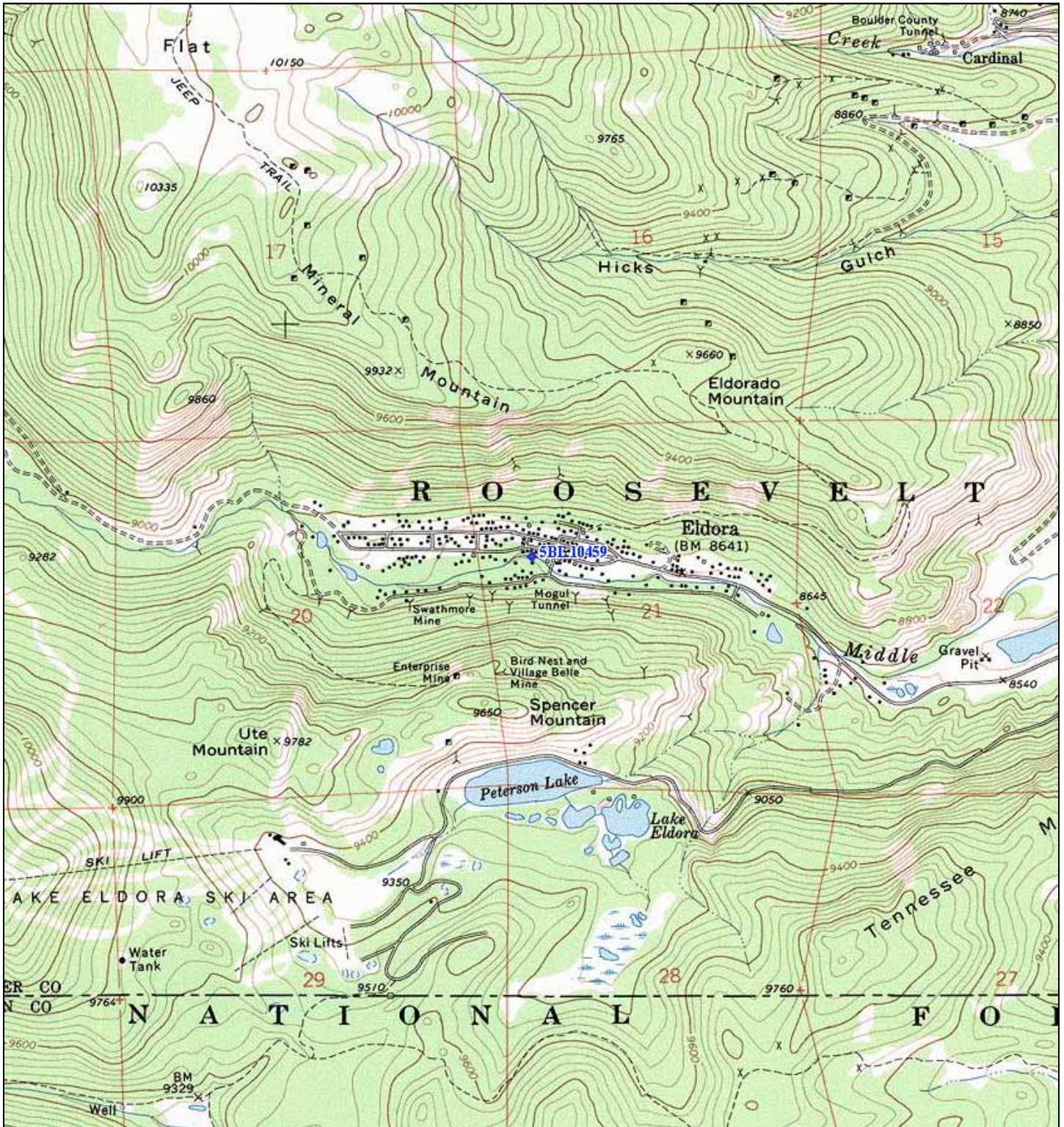
Historitecture, LLC

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

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