

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10454** Parcel number: **158321219010**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Eldora Stationmaster's House; "Glen Eden" Cabin**
- 6. Current building name: **"Glen Eden" Cabin; Gregory Allum Cabin**
- 7. Building address: **640 Bryan Avenue**
- 8. Owner name: **Gregory Allum**
- Owner organization:
- Owner address: **640 Bryan Ave
Nederland, CO 80466**

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 SW 1/4 SE 1/4 NW 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451238** Northing: **4421972**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 24, 25, and 26, and the western 12.5 feet of Lot 27; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **828 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Simulated Log 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**
21. General architectural description:
Oriented to the west, the cabin rests on a combination of a concrete foundation or no foundation at all. The walls of the original, single-room core of the building consist of peeled logs, with hog-trough and spike-butt corners. Additions to the north are similar in construction. A two-story addition to the south elevation is covered in unpainted, simulated log siding. Covering the gable end of the northernmost addition are unpainted, square-cut wood shingles. Windows are generally 1-beside-1-light, sliding sash, with either green-painted wood frames or brown aluminum frames. Single-light, fixed-frame windows open near the center of the west elevation. Fixed-frame clerestory windows open in the northernmost half gable, which also hosts a 4-light, wood-frame window. The principal and only doorway opens in the west elevation. Brown asphalt shingles cover the side-gable main roof and all other roof surfaces. The rafter ends are exposed but capped by a fascia board. The log perlin ends are also exposed. A random-coursed, granite chimney protrudes from the north end of the second-story roof.
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 cabin has a shallow setback from the road, which wraps around the northern and western edges of the property. Stands of aspens and scatters spruces cover the lot.
24. Associated building, features or objects:
GUEST CABIN
An octagonal-plan guest cabin is located just south of the main cabin. Oriented to the north, the building rests on wood pylons. The walls consist of peeled logs, with spike-butt corners. Windows are generally single-light fixed-frame, or 4-light casement, with wood frames. The northeast elevation hosts a stained-glass window. The principal doorway opens in the center of the north elevation and hosts a white-painted, two-panel steel door, with 9 lights. Approaching the doorway from the east are wood steps. Brown asphalt shingles cover the centrally peaked, octagonal roof, and the eaves

are boxed with wood fascia and soffit.

SHED

A shed is located southwest of the house. Oriented to the east, the building appears to lack a formal foundation. Red-stained sheets of plywood clad the exterior walls. The principal doorway opens in the east elevation, and the building lacks any windows. Brown asphalt shingles cover the side-gabled roof, and the rafter ends are exposed but capped by a fascia board.

PRIVY

A privy is located southwest of the house. Oriented to the south, the building appears to lack a formal foundation. Unpeeled, vertical log siding clads the exterior walls. A vertical plank door opens in the south elevation. Sheets of brown asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1918-19** Actual Estimate

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

Hansen, Harriett. Interview with Adam Thomas, 20 March 2008.

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Denver, Boulder & Western Railroad**

Source of information: **Hansen, Harriett. Interview with Adam Thomas, 20 March 2008.**

Crossen, Forest. *The Switzerland Trail of America*, 2nd printing. Fort Collins, Colo.: Robinson Press, Inc., 1978, p. 335.

29. Construction history:

According to Boulder County tax assessor records, this cabin was constructed in 1919. An analysis of the style, materials, and historical records corroborates this date. The building was originally a single-room, log box. The earliest additions extended the building northward. Later north additions dated to the 1950s and 1970s. The large, two-story addition to the south elevation was constructed in 1993. Almost all of the original windows have been replaced between 1970 and 1993.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

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

33. Current use(s): **Domestic/Single Dwelling**

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

35. Historical background:

This cabin was originally constructed in late 1918 or early 1919 by the Denver, Boulder & Western Railroad, a narrow-gauge line better known as the Switzerland Trail of America, as a residence for its Eldora stationmaster and as a baggage room. The town's station was located just east of this building, at 602 Bryan Avenue (5BL.6964). The construction of this stationmaster's cabin/baggage room may have been part of the railroad's attempt to improve passenger amenities (and therefore passenger business) after the collapse of the Nederland-area tungsten mining industry following World War I.

The rails of the Switzerland Trail first reached Eldora from Boulder, via Sunset, in 1904, after the town's short-lived mining boom. The railroad struggled financially throughout most of its existence, but its spectacular scenery thrilled passengers and helped develop a tourist trade in the former mining villages. But with improved roads, the collapse of tungsten mining, and a devastating flood, the railroad ultimately closed, permanently discontinuing service on May 1,

1919. Thus, this Eldora building saw little or no use by the railroad.

Eldora-area real estate investors Earl and Henry Wilcox acquired much the railroad's former landholdings in the town. In 1921, they sold this property to T.J. Nelson who in turn, sold the property to Guy M. Woodring and Andrew G. Kuhn in 1924. The Eldora merchants operated a number of rental cabins in Eldora, including this one, which they christened "Glen Eden."

Renting the cabin for the summer of 1925 were Christian and Emma Hansen and their six children. Christian's brother, Carl Hansen, already lived in Eldora and first invited his brother to visit him in 1923. The place made such an impression that the Christian Hansen family left their brand new home in Kimballton, Iowa, and resettled in Denver, with plans to spend every summer in Eldora. Christian Hansen was painter and decorator, and he even helped gilt the dome of the Colorado State Capitol. Daughter Harriet Hansen was two years old during her family's stay at Glen Eden. She then became a lifelong summer resident and currently owns the cabin just west of this property, at 660 Bryan Avenue (5BL.10461).

Woodring and Kuhn continued to operate this property as a summer rental home for two decades; Margaret Woodring sold the property to James D. and Reva L. Kingsbury in 1944. James Kingsbury was born on June 19, 1897, in California. His wife, Reva, was born on April 19, 1899, in Colorado. They had at least one child, James D. Kingsbury Jr. The elder James Kingsbury worked for a rubber company, was an automobile mechanic, and may have worked for the railroad.

Robert Thurley Jarman and Barry B. and Jane M. Beal purchased this cabin and lots from the Kingsburys in 1960. They sold the property in 1971 to Howard T. and Dorothy M. Foy. The Foy's owned the property only briefly, selling it in 1974 to Charles W. and Joanne Howe. Charles Howe became the sole owner in 1980. David Blehert and Deborah L. Koehn acquired the cabin and lots in 1981, selling them to Kenneth S. and Ronald Cohen in 1988. Kenneth Cohen became the sole owner in 2000, selling the property in 2006 to Gregory Allum, who remains the current owner and year-round resident.

36. Sources of information:

Boulder County Assessor Records.

Crossen, Forest. *The Switzerland Trail of America*, 2nd printing. Fort Collins, Colo.: Robinson Press, Inc., 1978, p. 335.

Hansen, Harriett. Interview with Adam Thomas, 20 March 2008.

Allum, Gregory. Interview with Adam Thomas, 18 December 2007.

Hansen, Harriett. "An Eldora Memory." In the *Eldora Civic Association Newsletter*, 1995-1999.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 232; Page: 7A; Enumeration District: 8; Image: 887.0.

World War I Draft Registration Card for James D. Kingsbury.

Deeds 90167020, 90203605, 90348593, 90412995, 90660256, 90994642, 102790, 428050, 454757, 930196, 2050731, 2703142, 2786956, and 2786957. Boulder County Clerk and Recorder.

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:

Eldora Survey

Historitecture, LLC

- 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: **Transportation/Rail-related
Social History**

40. Period(s) of Significance: **ca. 1919**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the Switzerland Trail of America, the narrow-gauge railroad that connected Eldora to Boulder and the rest of the country. Built too late to support the town's mining boom, the railroad was nonetheless instrumental in developing 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 around 1919, 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 significantly altered and enlarged the original plan and removed or concealed key character-defining 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

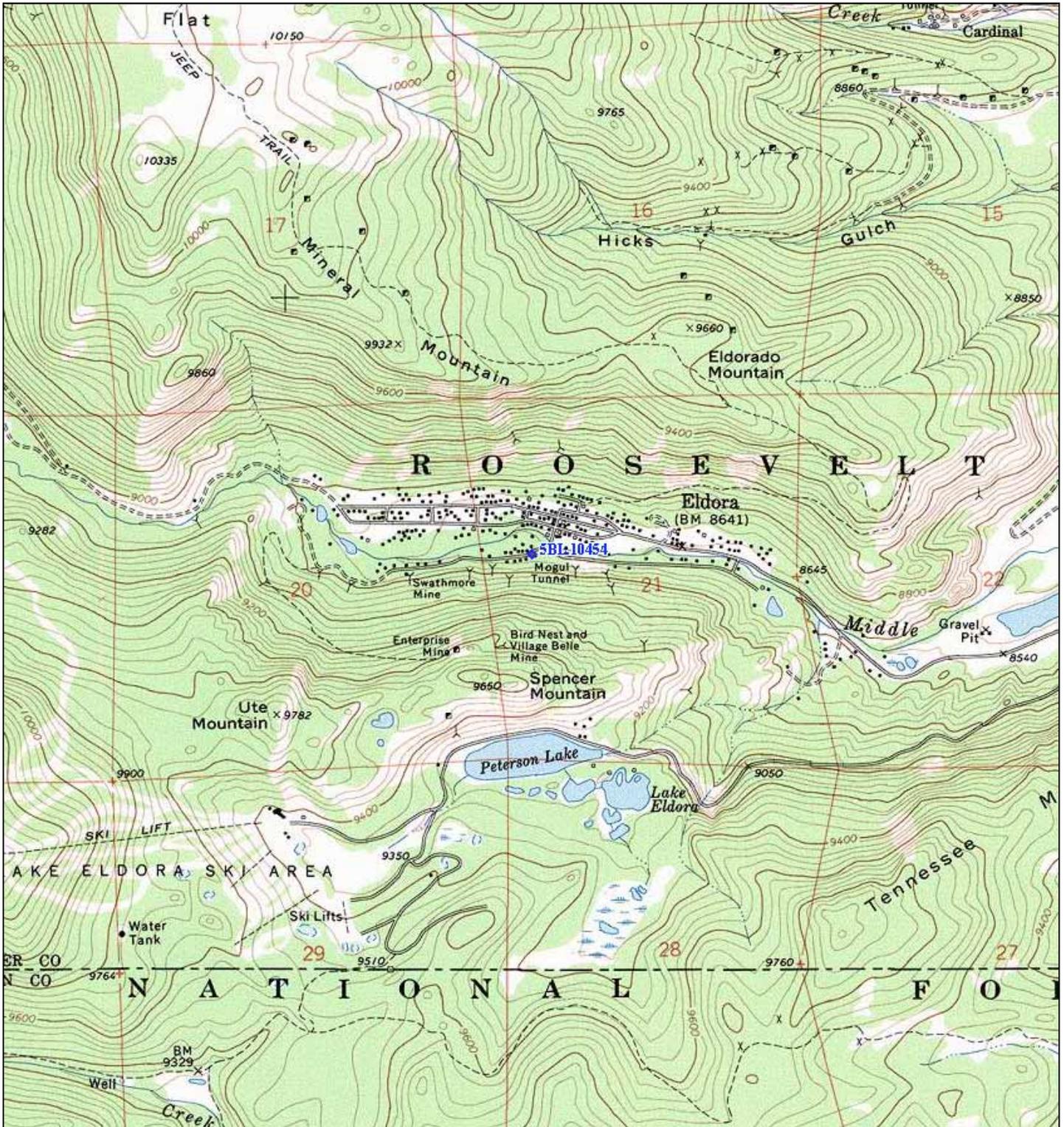
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **bryanave0640 - 1 to - 7**
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