

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10455** Parcel number: **158321219004**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Rhoda G. Downing Moran Cabin**
- 6. Current building name: **Johnson Family Cabin**
- 7. Building address: **645 Bryan Avenue**
- 8. Owner name: **Dorothy E. and Donald Johnson, Trustees**
- Owner organization: **Johnson Family Trust**
- Owner address: **14709 W Via Mañana
Sun City West, AZ 85375**

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: **451228** Northing: **4421999**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 8 through 13; 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: **958 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Vertical Siding
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
21. General architectural description:
Oriented to the south, this cabin rests on a combination of random-coursed granite and concrete foundations. The walls consist of square-hewn logs, with spike-butt corners. Covering the south-facing gable are vertical, unpainted, rough-planed wood planks. Many of the windows have been boarded shut with vertical planks (for the winter). However, the exposed openings host 4-light casement windows, with red-painted wood frames. Two doorways open beneath a shed-roof porch filling the inside (southeast-facing) corner. They host vertical, wood plank doors. The porch has a low, concrete floor and a single, wood support at its southeast corner. Galvanized, corrugated sheets of metal cover the cross-gabled roof, and the rafter ends are exposed but capped by a fascia board. A random-coursed granite hearth and chimney are engaged to the center of the south elevation.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
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 Bryan Avenue, a narrow, generally east-west road. This house is situated at a sharp curve in that road. Dense stands of aspens, and small pines and firs cover the property.
24. Associated building, features or objects:
SHED
A shed is located west of the cabin. Oriented south, this shed appears to lack a formal foundation. The walls consists of unpainted plywood. Paired plywood doors, opening on metal strap hinges, open in the front (south) elevation. Opening above them, in the gable, are a smaller set of paired plywood doors, providing access to a loft or attic. The east elevation also hosts a 1-beside-1-light, sliding sash window. Brown sheets of asphalt cover the front-gambrel roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1948** 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: **Rhoda G. Downing**
Source of information: **Warranty Deed 90469768. From Lulu Robinson to Rhoda G. Downing, 13 October 1948. Boulder County Clerk and Recorder, book 834, p. 597.**
29. Construction history:
According to Boulder County tax assessor records, this cabin was constructed in 1948. An analysis of the style, materials, and historical records corroborates this date. This cabin was originally just a small, log box, consisting only of the southern half of the north-south portion of the building. The east-west wing was constructed prior to 1965.
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 1948, was Rhoda G. Downing, who purchased this lot from Lulu Robinson in 1947. Downing was born in Missouri around 1896. By 1930, she was living in St. Louis with her parents, William and Louise Downing. At that time, Rhoda worked as a stenographer for a local steel plant. She changed her surname to "Moran" (probably because of marriage) between 1948 and 1951, when she shared ownership of the property with Margaret Woodring.
In 1954, Tim Kineth and Anna Evenson purchased the property. Tim Evenson was born to a Norwegian family in Wisconsin on August 11, 1899. As a youth in Chippewa County, Wisconsin, Evenson was a cheese maker. Anna Evenson was born around 1906, also in Wisconsin. They had two daughters, Dorothy A. and Nordis A. Evenson. By at least 1930, the family resided in Denver, where Evenson worked as the manager of a delivery service. He died in March 1979, leaving Anna Evenson as the sole owner. She sold the property in 1984, after 30 years of family ownership, to Donald D. and Dorothy E. Johnson. In 1998, the Johnsons transferred the property to the Johnson Family Trust, the current owner.
36. Sources of information:
Boulder County Assessor Records.
U.S. Census of 1930. St Louis, St Louis (Independent City), Missouri. Roll: 1238; Page: 24A; Enumeration District: 104; Image: 1025.0.
U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 237; Page: 16B; Enumeration District: 104; Image: 288.0.
Social Security Death Index for Tim Evenson.
World War I Draft Registration Card for Time Kineth Evenson. Chippewa County, Wisconsin. Roll: 1674588; Draft Board: 0.
Deeds 90454612, 90469768, 90502439, 90543786, 657893, 691241, 1657165, and 1809481. Boulder County Clerk and Recorder.
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: **Architecture, 1948; Social History, 1948-1958**

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, when a number of larger, ranch-form cabins were constructed here. The cabin is also architecturally significant as example of a minimalist, mid-century interpretation of the Rustic style. Character-defining features include the spike-butt corners, uniform-sized logs, native stone hearth and chimney, and divided-light windows, applied to a ranch house form. 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 1948, this cabin exhibits a moderate 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. The form of this cabin was altered with the construction of a wing in 1965. However, this wing is compatible in design. As well, almost all character-defining features remain intact. 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): **bryanave0645 - 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**

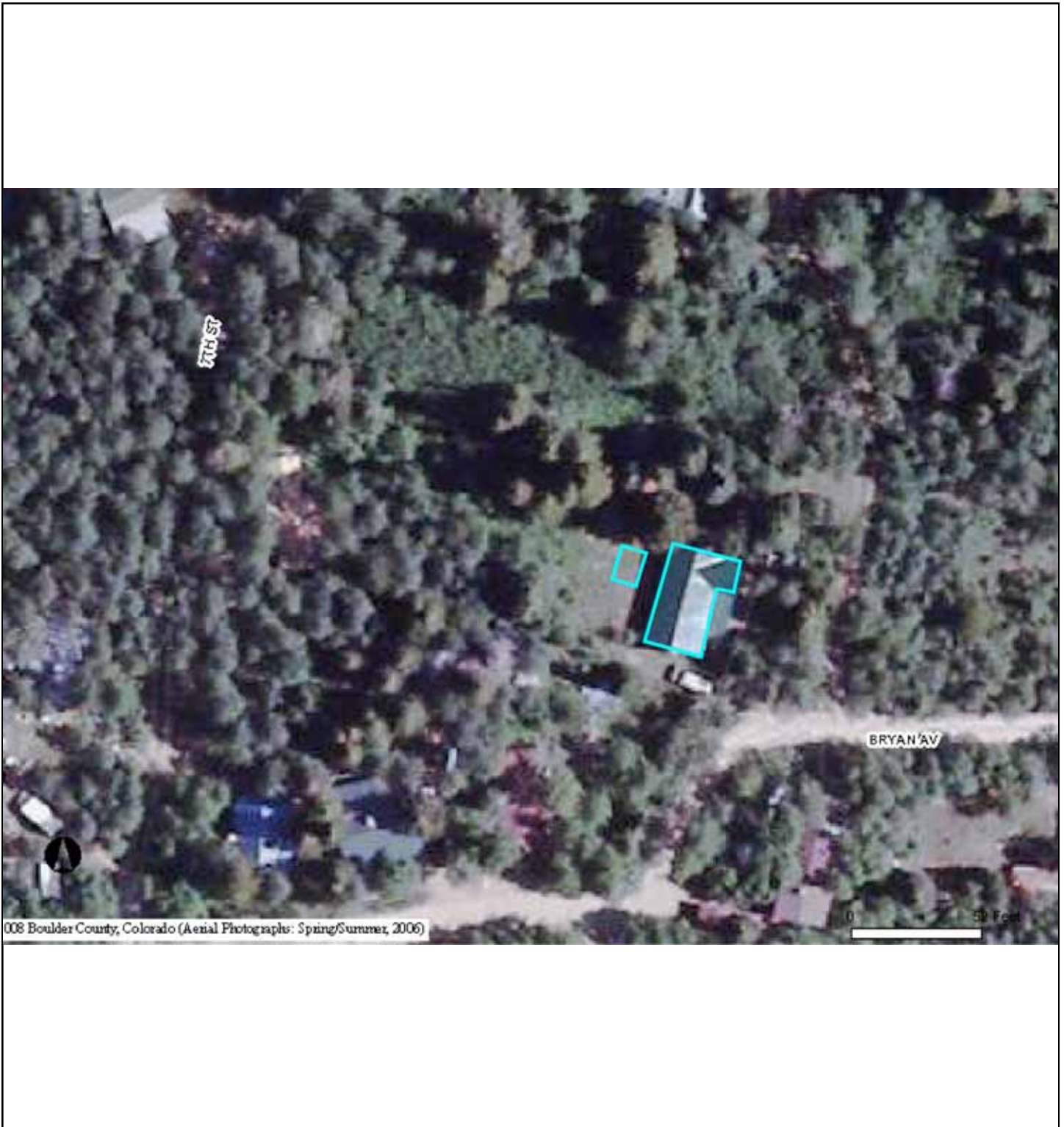
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**

51. Organization: **Historitecture, LLC**

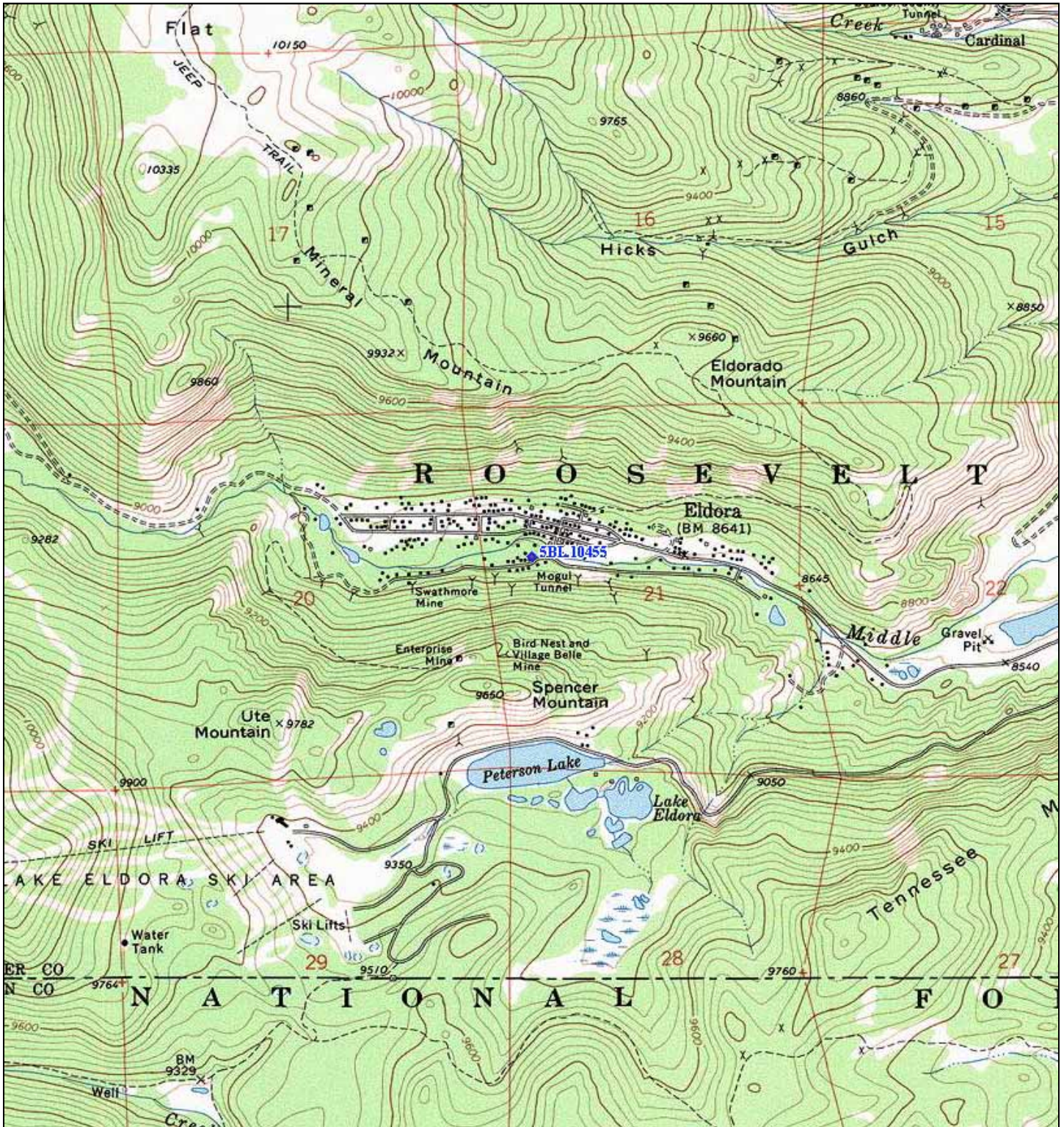
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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

Eldora Survey

Historitecture, LLC