

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5BL.10460** Parcel number: **158321219009**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **T.J. Nelson Cabin**
- 6. Current building name: **April Ellen Speidel Cabin**
- 7. Building address: **655 Bryan Avenue**
- 8. Owner name: **April Ellen Speidel Trust**
- Owner organization:
- Owner address: **2125 Range View Ln
Longmont, CO 80501**

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**
NE 1/4 NE 1/4 SW 1/4 NW 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451192** Northing: **4421988**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 21 through 23 inclusive; 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: **664 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross 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 south. Red-painted, square-cut wood shingles clad the exterior walls and conceal the foundation. Windows are 4-beside-4-light, sliding sash, with white-painted wood frames, cream-painted wood surrounds, and cream-painted, wood-frame storm windows. The principal doorway opens in the west end of the front (south) facade. It hosts a vertical plank door, opening behind a red-painted, wood-frame screen door. Sheltering the doorway is a front-gabled hood, on knee brackets. Sheets of brown asphalt cover the front-gabled main roof and all other roof surfaces. The log perlin ends are exposed, and a fascia board caps the rafter ends. Engaged to the east elevation, south of center, is a random-coursed granite hearth and chimney.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
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, generally east-west road. A red-painted, wood rail fence delimits the southern edge of the property, east of the house. A dense stand of aspens surrounds the cabin.
24. Associated building, features or objects:
SHED
A shed is located near the northwest corner of this property. Oriented to the east, the building lacks a formal foundation. Red-painted, horizontal wood siding clads the exterior walls. Opening in the center of the front (east) elevation is a plywood door, hosting an integral sliding-sash window, with an aluminum frame. Brown sheets of asphalt cover the shed roof. The rafter ends are exposed but capped by a fascia board.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1922-23** Actual Estimate
Source of information: **Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.**
Warranty Deed 90203603. From Henry Wilcox Estate and Earl Wilcox to T.J. Nelson, 26 September 1922. Boulder County Clerk and Recorder, book 513, p. 125.
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **T.J. Nelson**
Source of information: **Warranty Deed 90203603. From Henry Wilcox Estate and Earl Wilcox to T.J. Nelson, 26 September 1922. Boulder County Clerk and Recorder, book 513, p. 125.**
29. Construction history:
According to Boulder County tax assessor records, this cabin was constructed in 1920. 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. The only notable alteration since that time has been the construction of a small wing to the north end of the west elevation, which was completed in 1950. The shingles were originally unpainted.
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, was a T.J. Nelson, of Boulder County. He purchased the property that same year from the Henry Wilcox Estate and Earl Wilcox. Nelson sold the property to Guy M. Woodring and Andrew G. Kuhn in 1924. At the time, they invested in a number of properties in this area and operated many of them as rental units.

In 1949, Florence E. Bonner purchased the cabin and lots from Margaret Woodring. Bonner was born around 1899 in Nebraska. Her husband, Quentin D. Bonner, was a prominent Grand Junction attorney. He was born in Leadville on September 14, 1886. The couple had one son: Quentin D. Bonner, Jr. Florence Bonner sold the the property to E. Jane Poling and Betty Jean Lee in 1955. Poling and Lee owned the property only briefly, selling it to John P. and Opal E. Warning in 1958. John Warning was born in Chicago on January 19, 1908. Opal was born on July 13, 1908. Opal Warning died on May 22, 1993. That August, John transferred the property to the John P. Warning Trust and to his daughter, April Speidell. John died on February 15, 1994. The April Ellen Speidell Trust remains the current owner of this property.
36. Sources of information:
Boulder County Assessor Records.
World War I Draft Registration Card for Quentin D. Bonner. Lake County, Colorado; Roll: 1561833; Draft Board: 0.
U.S. Census of 1930. Grand Junction, Mesa County, Colorado. Roll: 247; Page: 6A; Enumeration District: 18; Image: 351.0.
Deeds 90203603, 90203604, 90482683, 90555159, 90620251, 1312442, 1325316, and 1600741. 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, 1922-23; Social History, 1922-23 to 1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the early twentieth-century development of Eldora as a summer vacation destination. The cabin is also architecturally significant as example of the Rustic style. Character-defining features include the wood shingle wall cladding, small paned windows, and the native-stone hearth and chimney. 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 high 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 only notable modification has been the addition of a small wing, which is largely sympathetic of the original materials and design, and dates to within the period of significance. The cabin 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): **bryanave0655 - 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): **12/18/2007**

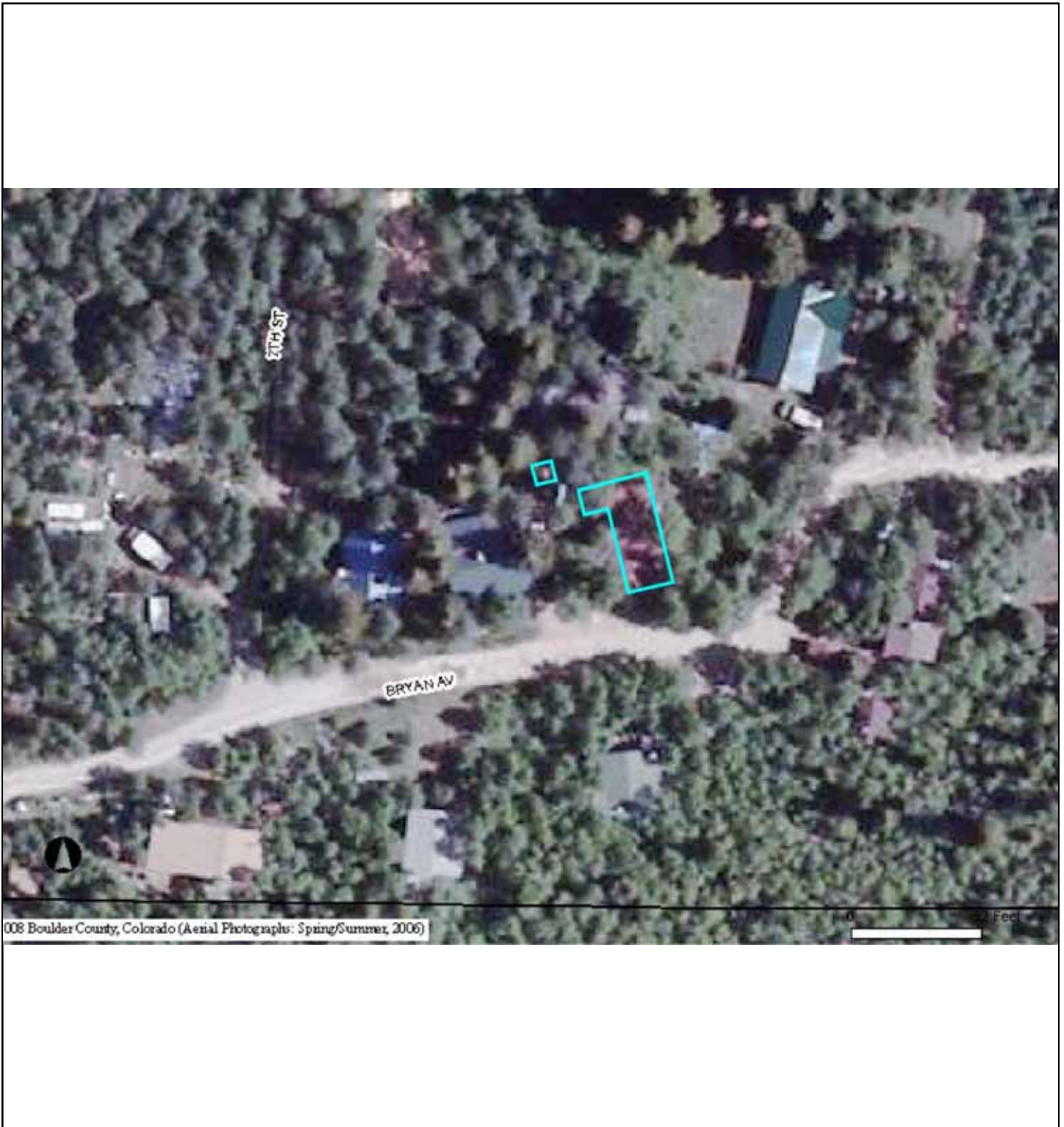
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**

51. Organization: **Historitecture, LLC**

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

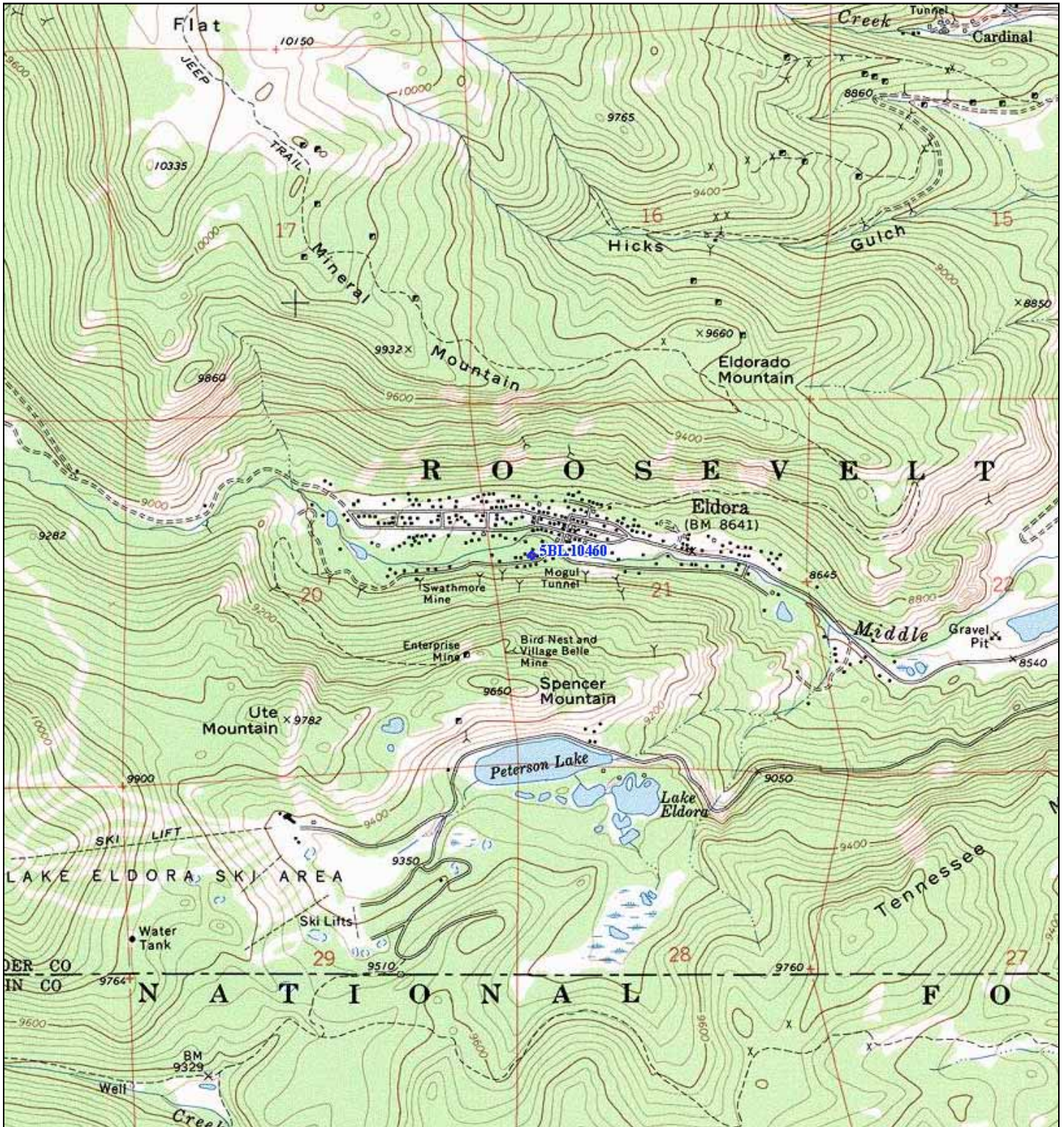
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



008 Boulder County, Colorado (Aerial Photographs: Spring/Summer, 2006)

LOCATION MAP



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

Eldora Survey

Historitecture, LLC