

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10462** Parcel number: **158321219008**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Woodring-Kuhn Cabin**
- 6. Current building name: **Leo Thomas Gaukel Cabin**
- 7. Building address: **675 Bryan Avenue**
- 8. Owner name: **Leo Thomas Gaukel**
- Owner organization:
- Owner address: **675 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**  
**NE** 1/4 **SE** 1/4 **SW** 1/4 **NW** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **451188** Northing: **4421981**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 19 and 20; 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: **636 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Metal Roof/Aluminum Roof**  
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:  
**Oriented to the west, this cabin rests on a tan-painted concrete foundation. Tan-painted, square-cut wood shingles clad the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and green-painted wood surrounds. Appearing just west of the principal doorway is a single-light picture window. The principal doorway opens in the east end of the front (south) facade and hosts a single-light wood door, with faux, x-shaped bracing. The doorway provides access to a low wood deck, sans railing, partially sheltered beneath an extension to the main roof. Green, standing-seam sheets of metal cover the side-gabled main roof. The eaves are boxed with green painted wood fascia and unpainted wood soffit. A random-coursed granite chimney protrudes near the center of the building, just north of the roof ridge.**
22. Architectural style: **Late 19th And Early 20th Century American Movements**  
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. This house has an usually shallow setback from Bryan Avenue. Surrounding the cabin are large spruces.**
24. Associated building, features or objects:  
**SHED**  
**A shed is located near the northeast corner of this property. Oriented to the southwest, the shed has a concrete-block foundation. Unpainted wood siding covers the walls, with the exception of the bottom three feet of the southwest elevation, with has sheets of corrugated metal. The single-light door opening in the southwest elevation is very narrow. A white-painted, one-light, three-panel door opens in the southeast elevation. Blue-painted sheets of metal cover the front-gabled roof.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1934**  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.**
26. Architect: **Unknown**  
Source of information:
27. Builder: **Unknown**  
Source of information:
28. Original Owner: **Guy M. Woodring and Andrew G. Kuhn**  
Source of information: **Warranty Deed 90223914. From Earl Wilcox and the Henry Wilcox Estate, 20 October 1925. Boulder County Clerk and Recorder, book 533, p. 360.**
29. Construction history:  
**According to Boulder County tax assessor records, this house was constructed in 1934. An analysis of the style, materials, and historical records corroborates this date. Based on a 1949 photograph, attached to an assessor's card, this house was clad in unpainted shingles and originally had a cutout porch at its southeast corner and multi-light windows. A remodeling project, which resulted in the enclosure of the porch and the replacement of the windows, dates to after 2005.**
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/Single Dwelling**
34. Site type(s): **Permanent Residence**
35. Historical background:  
**This cabin was constructed in 1934, when the property belonged to Eldora real estate speculators and developers Guy M. Woodring and Andrew G. Kuhn, who operated a number of rental cabins in Eldora. Guy Woodring transferred the cabin and lots to his wife, Margaret Woodring, in 1938. In 1944, Margaret Woodring sold the property to Leonard R. and Grace H. Eaton. At that time, the parcel consisted of lots 19 and 20, where the cabin was situated, and lots 17 and 18 to the west. In 1948, the Eatons constructed a cabin on lots 17 and 18, at 695 Bryan Avenue (5BL.10462). They sold both houses, and their respective lots, to two different buyers in 1964. Purchasing the cabin at 675 Bryan Avenue (and lots 19 and 20) were John F. and Josephine N. Wood. They remained the owners until 1989, when Carrol S. and Carl J. Athens purchased the property. In 1993, ownership transferred to Carl J. and Dean Athens. A little less than a year later, Kenneth M. and Susan D. Williamson purchased the property; they sold it to Leo Thomas Gaukel, the current owner and resident, in 2002.**
36. Sources of information:  
**Boulder County Assessor Records.**  
**Deeds 90223914, 90348593, 90412689, 90759220, 984752, 1031939, 1371799, 1459721, and 2356769. 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:

- 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: **1934-1958**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is significant for its association with the mid twentieth-century development of Eldora as a summer vacation destination. 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:

Eldora Survey

Historitecture, LLC

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. A recent remodeling removed the original windows and enclosed a porch, which were both important character-defining features. The cabin does not retain 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

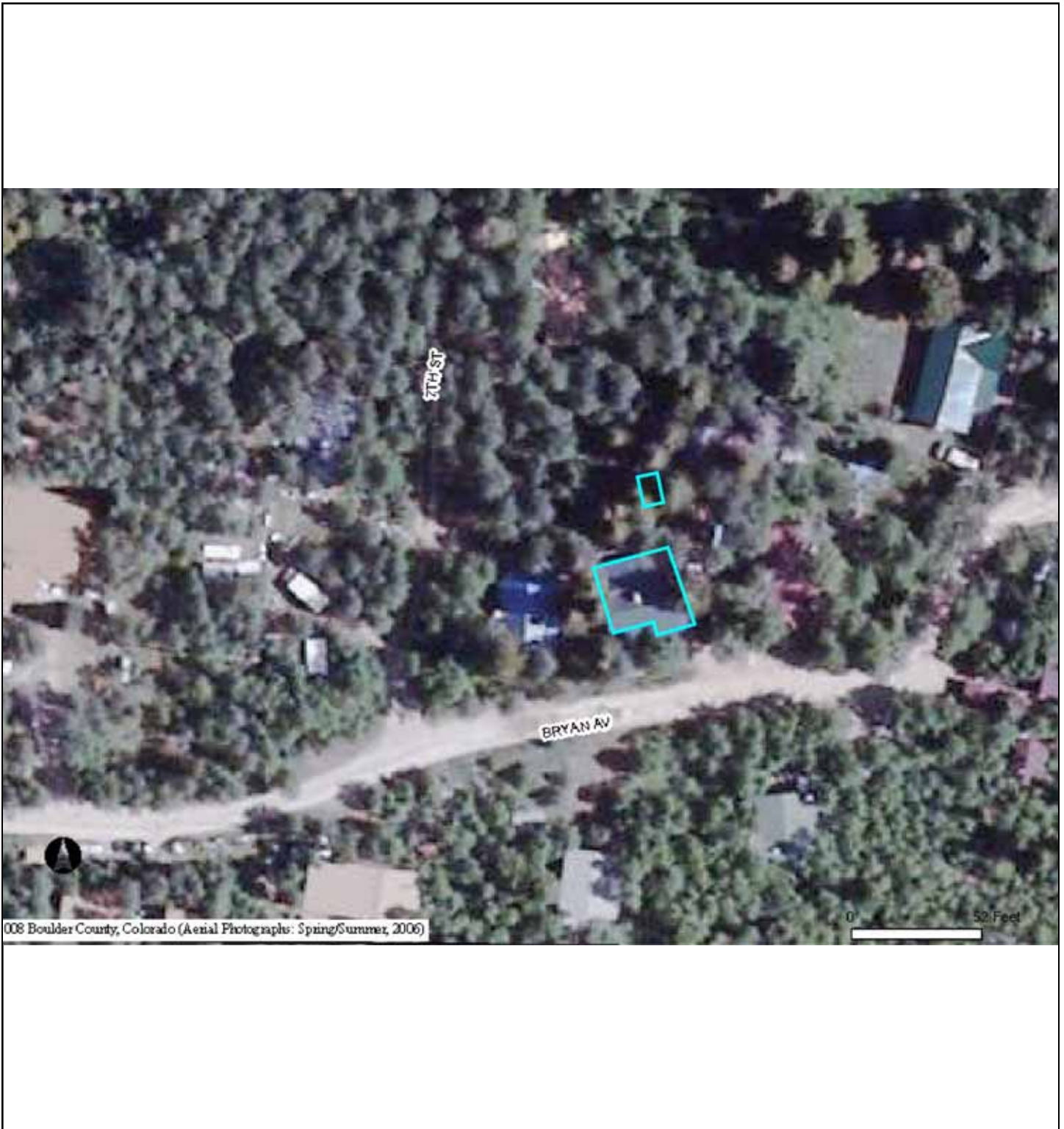
46. If the building is in existing National Register district, is it contributing:  Yes  No  N/A

## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **bryanave0675 - 1 to - 3**  
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**

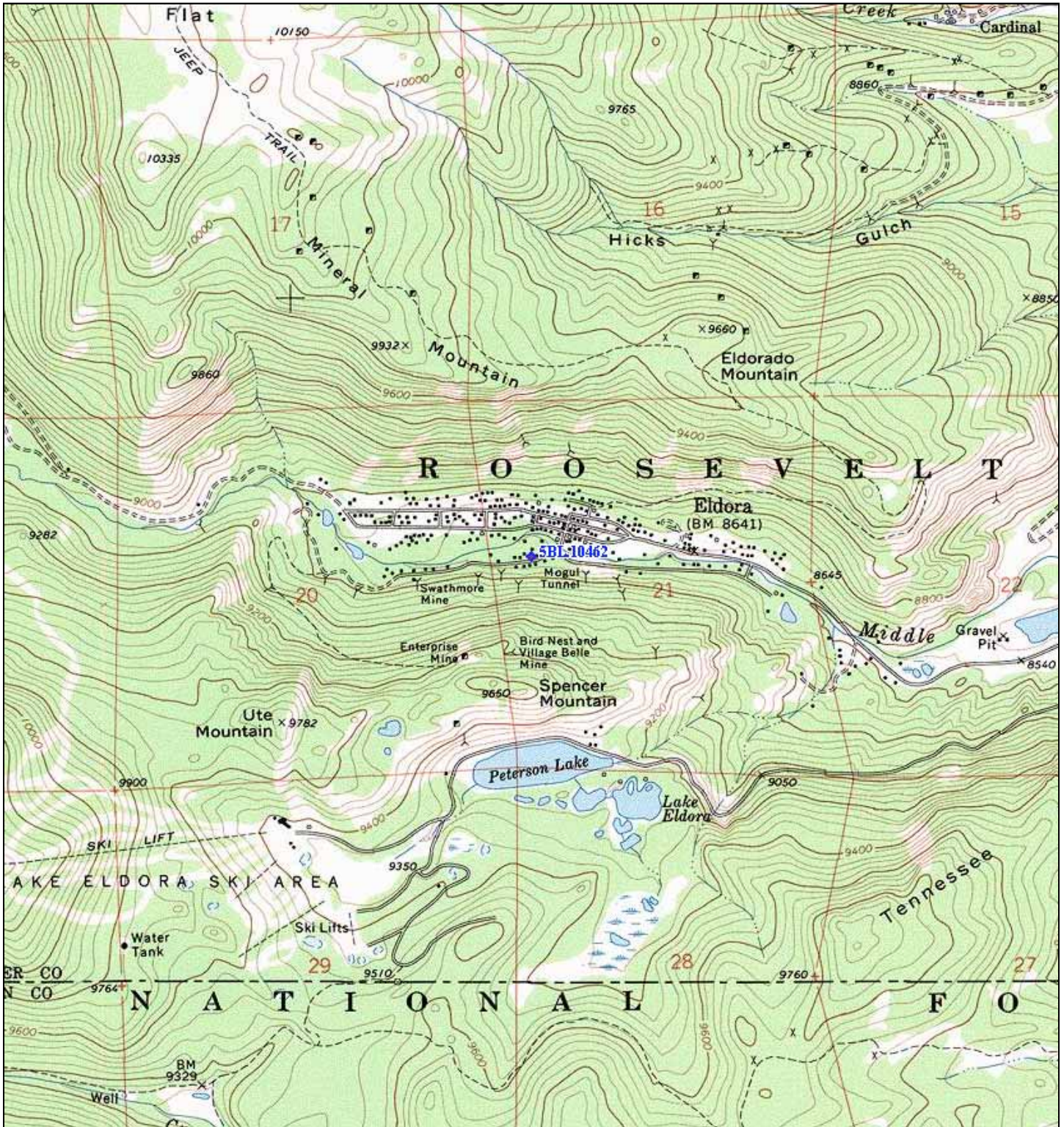


SKETCH MAP





LOCATION MAP



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

Eldora Survey

Historitecture, LLC