

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10463** Parcel number: **158321219007**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Leonard R. and Grace H. Eaton Cabin**
- 6. Current building name: **Joe E. and Pam McDonald Cabin**
- 7. Building address: **695 Bryan Avenue**
- 8. Owner name: **Joe D. and Pam McDonald**
- Owner organization:
- Owner address: **800 McIntire St
Boulder, CO 80303-2723**

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 Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451180** Northing: **4421976**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 17 and 18; 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: **574 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Simulated Log Siding**
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof/Aluminum Roof**
Other roof materials:
20. Special features: **Chimney
Porch**
21. General architectural description:
Oriented to the south, this cabin appears to rest on a concrete-block foundation. Cream-painted, simulated log siding clads the exterior walls. Windows are generally 2 (horizontal)-over-2 (horizontal), double-hung sash, with blue-painted wood frames and surrounds. The west elevation hosts single-light picture windows flanking the engaged hearth and chimney. The rear (north) elevation hosts single-light awning windows. Piercing the front (south-facing) gable is a single-light hopper, awning, or casement window. The gable of a small wing protruding from the eastern half of the rear (north) elevation hosts a small, side-hinged, wood hatch. The principal doorway opens just west of center in the front facade. It hosts a wood-plank door. The doorway provides access to a low, wood stoop, sheltered beneath a front-gabled hood, on square wood supports. A doorway opening in the western half of the rear elevation provides access to a small, shed-roofed porch. Blue, standing-seam sheets of metal cover the front-gabled main roof and all other roof surfaces. Blue-painted wood fascia and cream-painted wood soffit box the eaves. Encased in brown-painted concrete, a concrete-block hearth and chimney are engaged to the center of the west elevation.
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, generally east-west road. This cabin is situated on the northeast corner of Bryan Avenue and Seventh Street, with a shallow setback from Bryan. Covering the property are aspens and small evergreens.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1948** 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: **Leonard R. and Grace H. Eaton**
Source of information: **Warranty Deed 90412689. From Margaret Woodring to Leonard R. and Grace H. Eaton, 8 February 1899. Boulder County Clerk and Recorder, book 215, p. 290.**
29. Construction history:
According to Boulder County tax assessor records, this house was constructed in 1948. An analysis of the style, materials, and historical records corroborates this date. This cabin has not been notably altered. According to a 1949 photograph, the simulated log siding was 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:
In 1944, Margaret Woodring sold this property to Leonard R. and Grace H. Eaton. At that time, the parcel consisted of lots 19 and 20, where a cabin had been previously constructed (675 Bryan Avenue), and lots 17 and 18 to the west. In 1948, the Eatons constructed this cabin on lots 17 and 18. They sold both houses, and their respective lots, to two different buyers in 1964. Purchasing this cabin at 695 Bryan Avenue (and lots 17 and 18) were Joanne Easley Arnold and Sanders Gibson Arnold. The Arnolds remained the owners for only a year, selling the property in 1965 to George and Genevieve Nahrgang. In 1992, Joe D. and Pam McDonald acquired the cabin and lots from the Nahrgangs. They remain the current owners.
36. Sources of information:
Boulder County Assessor Records.
Deeds 90412689, 90747093, 90798215, and 1218156. 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: **1948-1958**

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 tourist retreat. 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 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. It has not been significantly altered since its construction. This cabin retains sufficient physical integrity to convey its historical and architectural significance.

Eldora Survey

Historitecture, LLC

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.**

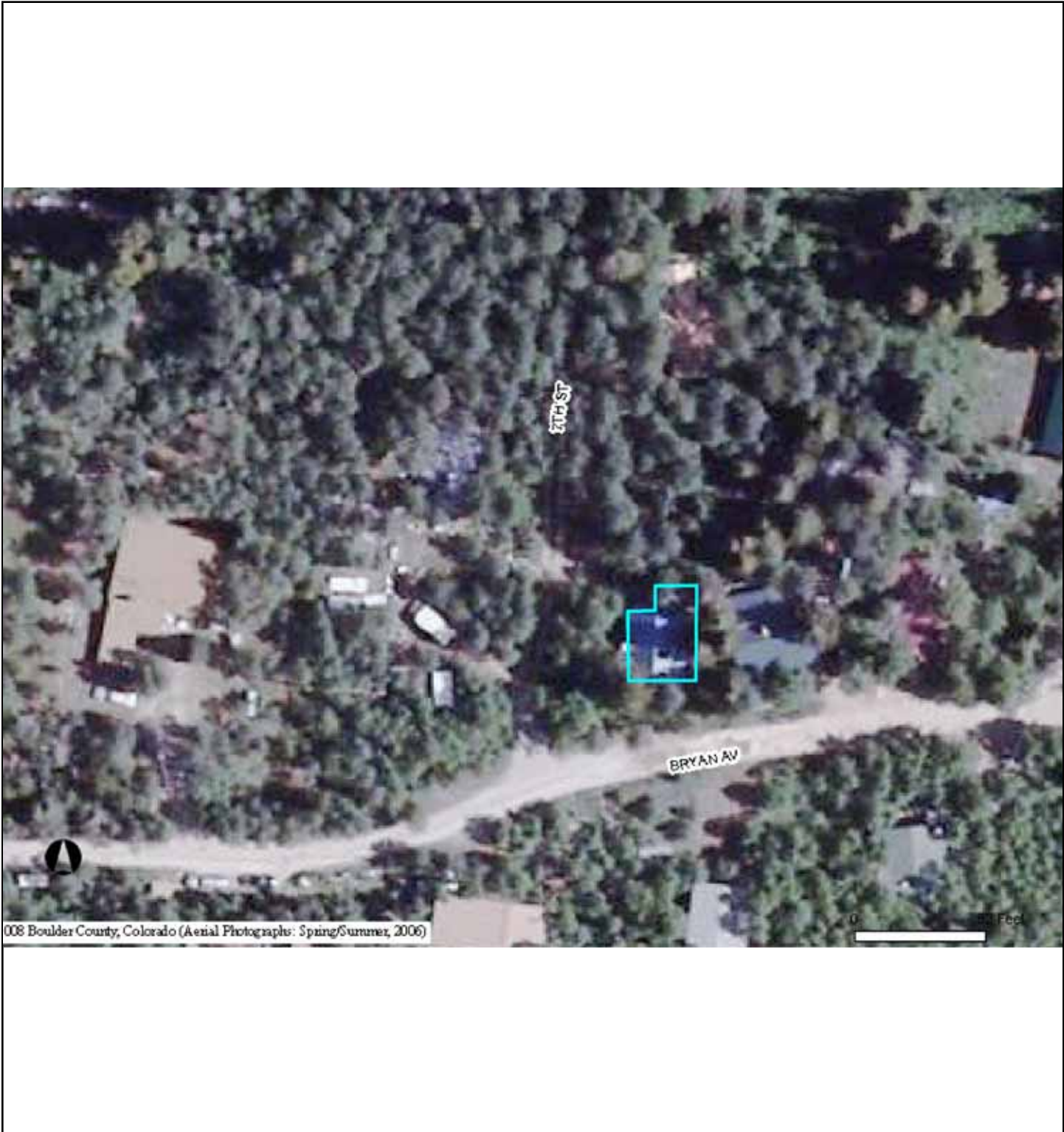
If there is National Register district potential, is this building contributing: Yes No N/A

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): **bryanave0695 - 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

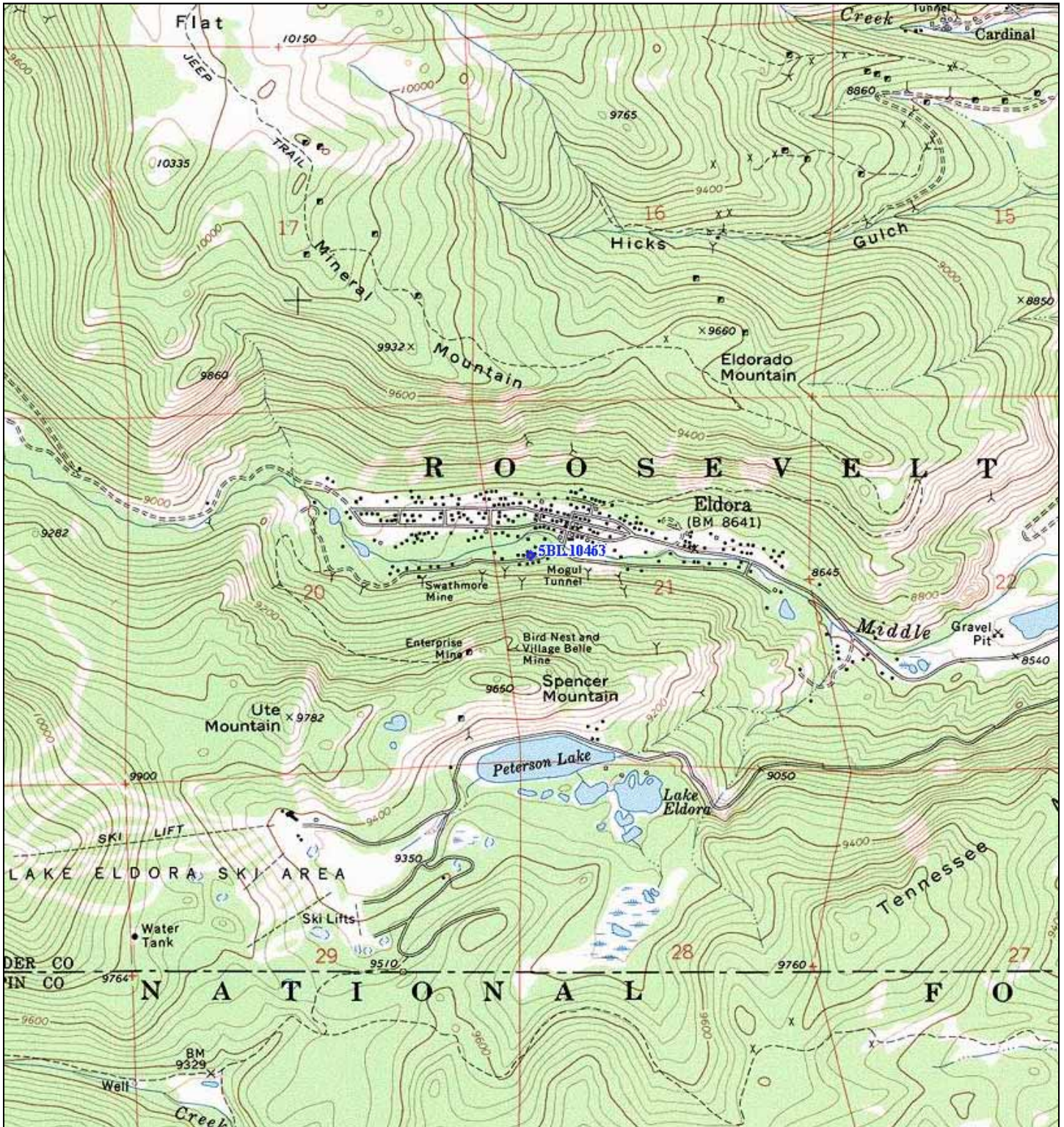


Eldora Survey

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LOCATION MAP



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

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